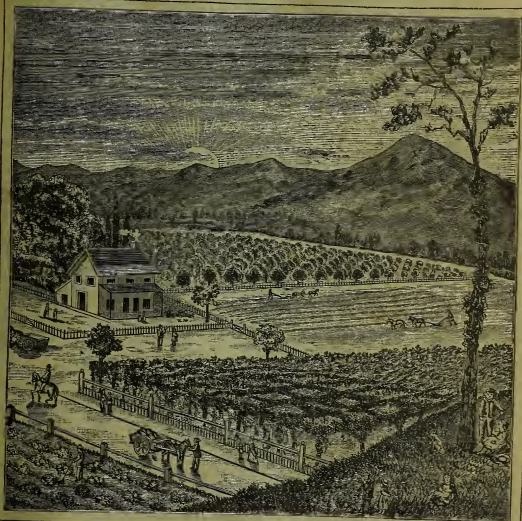


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HOMES AND HAPPINESS

IN THE
GOLDEN STATE OF CALIFORNIA, U.S.A.



BEING A DESCRIPTION OF THE EMPIRE STATE OF THE PACIFIC COAST: ITS
INDUCEMENTS TO NATIVE AND FOREIGN BORN EMIGRANTS; ITS PRODUC-
TIVENESS OF SOIL AND ITS PRODUCTIONS; ITS VAST AGRICULT-
URAL RESOURCES; ITS HEALTHFULNESS OF CLIMATE AND
EQUABILITY OF TEMPERATURE; AND MANY OTHER
FACTS FOR THE INFORMATION OF THE
HOMESEAKER AND TOURIST.

FOURTH EDITION.

SAN FRANCISCO:
H. S. CROCKER & Co., PRINTERS AND PUBLISHERS.
1887.

RAILROAD LANDS IN CALIFORNIA.

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of families have
thereon splendid
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Southern portion
for purposes. The
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Sierran Mountains

tracts,
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tracts,
Cal., U.S.A.

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AND

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HOMESEAKER AND TOURIST.

BY MAJOR BEN C. TRUMAN,

Author of "CAMPAIGNING IN TENNESSEE," "THE SOUTH AFTER THE WAR," "SEMI-TROPICAL CALIFORNIA,"
"OCCIDENTAL SKETCHES," "TOURISTS' ILLUSTRATED GUIDE TO THE CELEBRATED
SUMMER AND WINTER RESORTS OF CALIFORNIA,"
Etc., Etc.

FOURTH EDITION.

"Know'st thou the land where the lemon-trees bloom,
Where the gold orange grows in the deep thicket's gloom,
Where a wind ever soft from the blue heaven blows,
And the groves are of laurel, and myrtle, and rose."

SAN FRANCISCO:
H. S. CROCKER & Co., PRINTERS AND PUBLISHERS.
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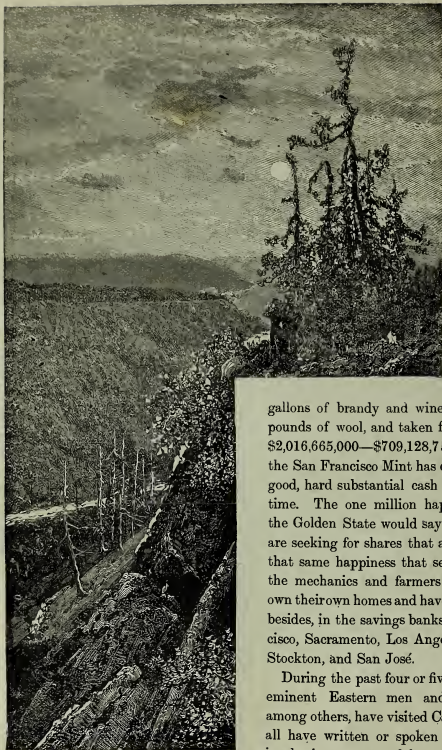
FARM IN CALIFORNIA ON THE SOUTHERN PACIFIC R.R.

INTRODUCTORY.



HIS illustrated volume has been prepared in the interest of two general classes—emigrants, from all sections of the civilized world, seeking for permanent homes in a healthful agricultural country, of the first part, and the people generally of California, of the second part, who are anxious to share their splendid lands and their incomparable climate with other industrial men and women of their own kind from all quarters of the globe. The present inhabitants of California—numbering upwards of one million, and who produced in a new State, in 1882, 32,000,000 bushels of wheat, 9,000,000 bushels of barley, 1,000,000 pounds of beet sugar, 40,000,000 pounds of wool, 2,000,000 pounds of honey, 10,000,000 gallons of wine, \$17,645,000 in gold and silver, and 50,820 flasks of quicksilver—want to say, to another million of English, Irish, Scotch, Welsh, French, German, Spanish, Portuguese, Italian, Russian, Swedish, Norwegian, Canadian, New England, Western and Southern men and women, and to all others not especially enumerated in the foregoing (who wish to better their general condition), that they want another million—and still another, indeed, in as short a time as possible—to come right straight to California and make homes and farms under the fairest skies on God's footstool—where there are no serious extremes of climate and no excess of moisture; where fruits, vegetables and flowers grow to perfection the year round; where the present supply of all the productions of a prodigal soil is unable to meet the demand; where there is perfect freedom of thought, speech and religious exercise; where churches and free schools dot the country o'er; where there are homesteads and other humanitarian laws, and where the laws which govern the rich and the poor were made greatly in the interest of the poor by the poor themselves; where, indeed, any man may actually live under his own vine and fig tree—and where no human being has ever been injured by blizzard, tornado, lightning, or rays of the sun. This cannot be truthfully said of any other country upon the face of the earth. The object of this book, unlike many others, is not to deceive, nor even to allure. The writer was instructed to *state facts and facts only*; and the committee appointed to inspect the manuscript previous to its use for this publication discovered in it nowhere any deviations from truths in any particular.

The one million of happy and prosperous people of California—who, beside living like princes, compared with any other aggregated lot anywhere in the world, exported wheat, wine, wool, brandy, honey, and fresh and canned fruits and vegetables by sea, alone, in 1882, to the value of \$66,135,732—are so fully conscious of the mutual advantages to be derived from adding another million of the bone and sinew of Europe and America to their present population, that they take this occa-



SCENE IN THE MOUNTAINS OF CALIFORNIA.

sion of setting forth what is possible for a State to do in the future that in twenty-five years past has sent out to other parts of the world 168,131,980 cents of wheat and flour, 300,000,000

gallons of brandy and wine, 700,500,000 pounds of wool, and taken from its mines \$2,016,665,000—\$709,128,750 of which the San Francisco Mint has converted into good, hard substantial cash in the meantime. The one million happy people of the Golden State would say to those who are seeking for shares that are to spare of that same happiness that seven-tenths of the mechanics and farmers of California own their own homes and have \$60,000,000, besides, in the savings banks of San Francisco, Sacramento, Los Angeles, Oakland, Stockton, and San José.

During the past four or five years, many eminent Eastern men and Europeans, among others, have visited California; and all have written or spoken of the State in glowing terms, and have compared its vast agricultural, horticultural and timber resources with the means of happy and profitable livelihood elsewhere; and its

incomparably delightful and healthful climate with that where the freshet and the tornado and the hot wave annually engulfs its countless thousands. Not long since the Vice-President of the United States visited California, and declared upon his return home that what he "had seen in that State *was a new revelation ever to be remembered.*" Mr. Dana, of the *New York Sun*, early in 1883, made a flying trip through the Golden State, and declared that "the half had not been told." A recent letter in the *Boston Commercial Bulletin* thus emphasizes the views of the writer, which accord with those of other correspondents of Eastern and European newspapers:

"California, like a young giant bathing his feet in the Pacific, now no longer feels isolated since it is in close communication with the States east of the 'Rockies.' The westward course of empire, and all that term implies, has been so rapidly settling up the immense tracts of territory between the Mississippi River and the Sierra, until now, wave like, it is beating hard against its eastern confines; California is feeling the warm impulses of that westward growth. California, like Minerva, was born fully grown, but without the experience that characterizes the older and more successful and more substantial States. A quarter of a century ago California reminded us of the fabled wonder of some glowing oriental myth where cities spring up in a day from a golden soil. California has before it that great ocean, the long-sought highway to the Indies, forming the last link in the belt of civilized enterprise which now clasps the world, and across from whose shores the American citizen can gaze upon the oldest civilization. California to-day has a great and glorious prospect before it. The State has of late years entered upon new conditions, perforce the result of passing through a transition period, aided by its now relative nearness to the 'States' and its new peopling. As the star of empire shines for all, we are not sure but that California, with agriculture instead of gold as the basis of its future prosperity; with new and practical elements in its rapidly increasing population instead of a code of laws that recognizes speculation as the chief industry, as was the case in its early days; with new and fresh aspirations permeating its society of all classes; with a general disposition to live for the future and a name, taking advantage of all its blessings—blessings that are resultant or phenomenal effects—*gold, wheat, and the grape* being the tripod factor of its future greatness; we are not sure that it may not be said of California—

'Lo! I uncover the land,
Which I hid of old in the west,
As the sculptor uncovers the statue
When he has wrought his best.'

"California expects much from the completed Southern Pacific Railway, believing that it reaches the resident of the south of Europe with one hand and will land him in Southern California with the other; and we hear that said railroad company are making extensive preparations to let the people of the wine-growing countries of Europe know precisely what they can do in that State. The European fruit-grower finds all his acquired knowledge useful in California, with a much more

extended opportunity for its use. In addition to all this, the Central Pacific Railroad Company, which has been of so much advantage to the growth of California, has of late adopted a still more liberal policy than ever towards the producers and shippers there, in the way of transportation charges, besides *offering unusual inducements to emigrants*. An organized effort is being made to attract the attention of the emigrant towards California. Indeed, a comparatively large new population has been added to the State during the past six months; and the promoters of the scheme, coupled with the efforts of the Emigration Commissioners of the State, now have every reason to expect a large augmentation of brawn and brain to the State right steadily from this time on. The cutting up of the large ranches there into small farms at reasonable prices; the healthfulness of the climate; the certain market for its many productions; the new order of society there, and its nearness to the States by reason of the new and additional means of railroad communication—it seems to us are sufficient to make California a great commonwealth in the near future as it is to-day the phenomena of the country in its various products."

Undoubtedly California is to-day the most prosperous State in the American Union, and offers by far the best inducements to settlers, either with or without capital or money. If only they are disposed to be industrious and frugal, and to work for a living, a competency in a few years is assured. The laboring classes in California have more money in the savings banks, according to their numbers, than the same classes have in any other State in the world; and, on account of the very favorable climate and fertile soil, the farmers of California secure an average annual income more than three times as great as the average annual income of the farmers in any other State in the United States. Careful, prudent and enterprising business men, as well as farmers, always succeed in California. There are more young business men of great wealth in California, in proportion to the whole number engaged in business in the State, than can be found in any other country in the world. Therefore, a cordial and general invitation is extended to all well-disposed, industrious people, who desire to better their condition in life, to come to California and help to settle up her vast territory and make for themselves comfortable and happy homes—to dwell under their own vines and fig trees—not only in the land of *promise*, but in the land of real *fruition*.



BIRD'S EYE VIEW OF CALIFORNIA.



OUR Golden State is an empire in size and importance, and lies between latitude $32^{\circ} 20'$ and 42° north, and longitude $114^{\circ} 20'$ and $124^{\circ} 25'$ west. It is bounded on the north by the State of Oregon, east by the State of Nevada and the Territory of Arizona, south by Mexico, and west by the Pacific Ocean. It was settled by the Spanish in 1769, ceded to the United States by Mexico in 1848, and admitted to the Union as one of the United States in 1850. California is seven hundred and sixty-nine miles in length from northwest to southeast, and has a breadth in some places of nearly three hundred and thirty-two miles—being four times as large as the State of New York, and one hundred and forty-three times larger than the State of Rhode Island. It is nearly as large as France, twice the size of Italy, four times as large as Cuba, and much larger than Great Britain and Ireland. The area in miles is 188,911, or 120,947,840 acres—of which, it is believed, from many intelligent and scientific estimates, more than 85,000,000 acres are suited to the various kinds of profitable industry.

There are two great mountain ranges in the State of California—the Sierra Nevada (snowy chain) range, four hundred and fifty miles long and eighty miles wide (generally along the eastern boundary), with an altitude ranging from 5,000 to 15,000 feet above the level of the sea; and the Coast Range, running through the entire State (near the western boundary), with an average width of from twenty to forty miles, and an altitude of from 2,000 to 5,000 feet above the Pacific, which bathes the feet of these latter mountains in many places with the ever-dashing suds of its illimitable sea. The sides of the Sierra Nevada are covered with immense stretches of various kinds of timber, interspersed with miniature valleys, up to a height of eight or ten thousand feet, which give way to vast fields of granite and imperishable snows. The Coast Range, too, covers a great area, although in places along its western slope there is an absence of forests worthy the name. Professor Whitney says of the scenery of the Coast Range: "What gives its peculiar character to the Coast Range scenery is the delicate and beautiful carving of their masses by the aqueous erosion of the soft material of which they are composed, and which is made conspicuous by the general absence of forest and shrubby vegetation, except in the cañons and along the crests of the ranges. The bareness of the slopes gives full play to the effects of light and shade caused by the varying and intricate contour of the surface. In the early spring, these slopes are of the most vivid green, the awakening to life of the vegetation of this region beginning just when the hills and valleys of the Eastern States are most deeply covered with snow. *Spring here, in fact, commences with the end of summer; winter there is none.* Summer, blazing summer, tempered by the ocean fogs and

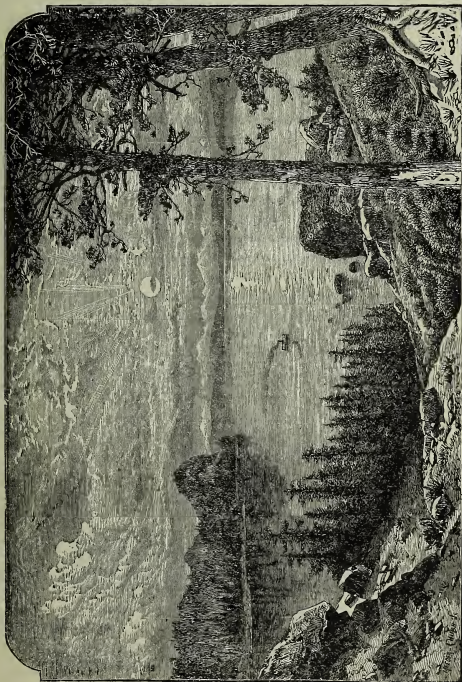
ocean breezes, is followed by a long and delightful six months' spring, which in its turn passes almost instantaneously away, at the approach of another summer." The former chain has been parallelized with the Alps, and compares with the latter favorably in general extent and average elevation. The Coast Range, while inferior in most respects to the Sierra Nevada, greatly resembles the Appalachian chain, and is the watershed for the tens of thousands of vineyards and gardens and homesteads which border the broad Pacific from Crescent City in the north to San Diego in the south. The Coast Range is also noted for its subordinate ranges and detached spurs, many of which are very picturesque and beautiful; and also for the climate and healthfulness of the delightful valleys at its base; and for its multiplicity of warm and cold mineral springs, whose healing waters beckon the invalid to seek and secure a new lease of life.

Between the Sierra Nevada Mountains and the Coast Range lie the great interior basins of the State, comprising the Sacramento and San Joaquin Valleys, drained by the two great rivers bearing their respective names, and their tributaries, an uninterrupted level country of exceeding fertility, and the great present (and greater future) wheat-growing section of the State. This basin, or valley (or valleys), extends north and south about four hundred miles, with an average breadth of from fifty to sixty miles, rising into undulating slopes and low hills as the mountains are approached on either side. It is covered with a diluvium from 400 to 1,500 feet deep, and presents evidences of having once been the bed of a vast lake. Innumerable valleys are formed by spurs shooting off from the western slope of the Sierra Nevada Range, and from the Coast Range on either side, extending the entire length of the State, well watered by springs, and living streams, possessing a good soil and climate, and every way adapted to profitable mixed husbandry.

California has a sea-coast extending over seven hundred miles. Its principal bays and harbors, beginning on the south, are San Diego, Wilmington, Santa Barbara, San Luis Obispo, Monterey, San Francisco, Tomales, Bodega, and Humboldt. There are numerous other smaller bays and landings extending along the entire coast for the accommodation of small shipping. San Francisco Bay, the largest and best-protected harbor on the west coast of North America, and one of the most magnificent in the world, is about sixty miles long by about ten wide.

The most important rivers in California are the Sacramento, San Joaquin and Colorado. The Sacramento is navigable for large steamers to Sacramento (one hundred and twenty miles from San Francisco) and for smaller craft two hundred miles further. The San Joaquin is navigable for ordinary steamers to Stockton, and for smaller vessels (during the rainy season) about one hundred and fifty miles further. The Colorado, forming in part the southeastern boundary of the State, is an important river emptying into the Gulf of California, and navigable (at certain stages of water) over six hundred miles above its mouth. There are numerous

streams of less importance in the State, many of which sink or spread and waste their waters before they reach the ocean, but few or none navigable for any considerable distance.



LAKE TAHOE—THE INCOMPARABLE GEM OF THE SIERRA.

There are a great number of lakes in California. Tulare Lake, in the southern part of the State, is the largest—thirty-three miles long and twenty-two wide.

This lake receives the waters of King's, Kaweah, Tule and Kern Rivers, and has no outlet except at high water, when its surplus runs off through Fresno Slough into the San Joaquin River. The waters of this lake will be of great value for the purpose of irrigating the San Joaquin plains for one hundred and fifty miles below the lake, when such a system of irrigation is put into practice as contemplated. Owens, Kern, and Buena Vista Lakes are much smaller, and are in the same vicinity as Tulare. Donner Lake, three miles in length, and Lake Tahoe, twenty-five miles in length, are deep bodies of pure cool water, lying near the eastern line of the State, at an elevation of nearly seven thousand feet above the sea. Near these beautiful bodies of water are Tallac, Weber, Fallen Leaf, Echo, Cascade and Independence Lakes, all of which are great resorts of tourists. Mono Lake, fourteen miles long and nine wide, lies in Mono County, east of the Sierra Nevada Range. Its waters are so highly impregnated with salt, lime, borax and soda, that they are intensely bitter, and of such high specific gravity that the human body floats in them very lightly. No living thing inhabits this lake, which is sometimes called the Dead Sea of California. Clear Lake, a body of clear, fresh water, twenty-five miles long, is in Lake County, in the western part of the State. Then there are Klamath, Goose, and many other smaller inland waters too numerous to mention. The water power of the State for manufacturing purposes is equal or greater than that of all the New England States combined. California, bear in mind, is in the direct line of the commerce between the two continents, and is already enjoying the benefits and profits of said commerce. She has nearly one thousand miles of sea-coast—more than three-fourths the entire sea-coast of the United States on the Atlantic side. Her harbors are safe and ample for the commerce of the world.



INFORMATION CONCERNING LANDS IN CALIFORNIA— HOW TO OBTAIN THEM, ETC.

WITH 85,000,000 acres of land which are believed to be suited to some industry, only 4,100,000 are at present under cultivation, although more than 6,000,000 acres are inclosed with fences. But there are 40,000,000 acres that have been surveyed, 10,000,000 of which are for sale either by the Central and Southern Pacific Railroad Companies, Colonization and other land companies, or by individuals. There are also United States Government lands left, here and there throughout the State, although most of the choice Government lands accessible to market have been taken up.

UNITED STATES GOVERNMENT LANDS.

Still, "Uncle Sam" (as the United States Government is sometimes felicitously called) has a good many farms (of one hundred and sixty acres each) left for either his home-born or adopted sons. In other words, the latch-string still holds out; and homesteads and pre-emption laws apply to Government lands in California as elsewhere.

GOVERNMENT HOMESTEADS.—A *Government Homestead* is a tract of one hundred and sixty acres of land *given away* by the *United States Government* on condition that the person taking it to live upon (and improve the same to some perceptible extent) for five years, paying only a fee of \$14 on application at the *United States Land Office* in the district where the land lies, and \$4 upon making final proof; and, by the way, any citizen of the United States over twenty-one years of age (or under that age if married and head of a family), may take up a homestead; and any person of foreign birth, by declaring intention to become a citizen, may also take up a homestead as soon as he may please after his arrival. Bear in mind, though, that the settler *must commence living on and improving his land* as soon as practicable after application; and then, at the end of five years, he may make proof by two witnesses that he has *honestly complied with the law*, and receive complete title; that's what "Uncle Sam" does for his native or adopted children. The *Pre-emption Laws* grant settlers one hundred and sixty acres, at \$1.25 per acre, on condition of *a continued residence and improvement for one year!*

SOLDIERS' HOMESTEADS.—Any person who served at least ninety days in the Union Army or Union Navy during the late War of the Rebellion is entitled by an Act of Congress to a homestead of one hundred and sixty acres, and to have the time of such service deducted from the five years' residence required; *provided* that, in all such cases, the settler lives upon and improves said homestead at least *one year* before the full title to the same can be claimed and acquired.

TIMBER CLAIM TRACTS.—According to a recent Act of Congress any person entitled to a homestead is also entitled to forty, eighty or one hundred and sixty acres, *provided* that he plants one-sixteenth of said tract to timber, and keeps said portion planted in timber in a thrifty condition for eight years.

DESERT LANDS.—An Act of Congress permits any settler to take up six hundred and forty acres of land which could not be cultivated without artificial means of watering it. But a cash payment of twenty-five cents per acre must be made at the time of entry; irrigating ditches must be constructed to cover all such tracts within three years; and at any time during that period the claimant may perfect his title by paying \$1 additional per acre and presenting proof that the land claimed has been made useful by an artificial system of irrigation. The title to all such lands is, of course, *absolutely perfect*, as it comes from the Government itself.

LANDS ON THE CENTRAL AND SOUTHERN PACIFIC RAILROADS.

The Central and Southern Pacific Railroad Companies of California received from the United States Government vast areas of lands in said State and elsewhere as an inducement to the projectors of those grand thoroughfares to proceed with and complete their work.

THE RAILROAD TITLE.—The Railroad Companies hold, therefore, under a patent *direct from the Federal Government*; and their titles are thus free from the dangers that beset all titles that have passed through a number of individuals. No suit can ever be instituted against a railroad title on account of minor heirs, undivided interests, defective acknowledgments, or those common flaws to be found in a long succession of conveyances. It is well to *bear this fact continually in mind*.

WHERE THE RAILROAD LANDS LIE.—The Railroad lands lie in alternate squares miles along the two roads, twenty miles on each side of them; and as these Railroad lands lie in tracts of a square mile each, a company of settlers wishing to be neighbors can easily buy a square mile, which is equal to six hundred and forty acres. This would give eight families eighty acres each, or sixteen families forty acres each. The mere purchase of such a tract and its settlement by eight or sixteen families would raise the value and selling price of each man's share, so that in five years he could double his money if he wished to sell out, or could sell a part and keep enough for himself.

PRICES OF RAILROAD LANDS.—The Railroad lands are not uniform in price, but are offered at various figures from \$2.50 to \$5, \$10, \$15, and upwards per acre.

The most of them, however, may be purchased at from \$2.50 to \$20. It is impossible to give the prices by sections or minor subdivisions in this volume. Special inquiry must be made of either W. H. MILLS, Land Agent of the Central Pacific Railroad Company, corner Fourth and Townsend Streets, San Francisco, California; or JEROME MADDEN, Land Agent of the Southern Pacific Railroad Company, corner of Fourth and Townsend Streets, San Francisco, Cal., U.S.A., as to each piece. The purchaser must pay for the acknowledgment of the three signatures to the deed;—the law now allows \$1 for each signature;—and he must pay for recording—usually about \$2.50 for each deed.

ALL PAYMENTS TO BE MADE IN GOLD COIN.—All sales of Railroad lands are made for United States gold coin, which may be paid in person or sent by express or by a banker's check on a bank in San Francisco. The Railroad Companies do not deal in exchange or take any risk of loss in transmission. The collection of orders upon business men in San Francisco, or of checks upon city banks drawn by farmers or country merchants, is often attended with much delay and vexation, and therefore such orders or checks *will not be received*; but any check drawn by any solvent country bank upon a San Francisco bank, with which it has funds, is good. No paper is made out until after payment. No contract is made to accept work of any kind as payment. The Railroad Companies do not give free transportation to persons who have bought land; nor after purchase do they carry the building material, furniture, or cattle, of land-purchasers free. In this, as in all other respects, the land and transportation departments of the Companies manage their business on the cash basis and on separate accounts.

WHEN TIME IS ALLOWED.—As a matter of liberality on the part of the Railroad Companies, and to encourage men possessed of more energy than means, the Companies will sell land on contract, allowing time for payment of a part of the purchase money—if the tract be eighty acres or more and it have no timber. If it be less than eighty acres, or if it be covered with timber, no sale will be made except upon *full payment of cash before the execution of any paper*. The rule of the Companies is to make no contracts for sale of land before the patent for it has been received; thus an *absolutely perfect title*, accompanies *all* sales.

TERMS OF TIME SALES.—Railroad Lands may be purchased as follows:—

One.—Payment in full at time of purchase, with \$3 notary's fees for acknowledgment of signatures to deed. (See Example 1, page 15.)

Two.—Payment of twenty per cent. of total amount, and first year's interest on remainder at time of purchase,—interest annually on said remainder *in advance*, the remainder payable at expiration of five years. Should purchaser desire to make full payment before the expiration of five years, *he may do so*. (See Example 2, page 16.)

Three.—In five annual payments. Twenty per cent. of total amount and first year's interest on remainder at time of purchase; the remainder payable in four equal annual payments at the commencement of each year from date of contract,

with interest yearly *in advance*. If preferred, *payment in full can be made at any time*. See Example 3, page 16.)



AN EMIGRANT FAMILY'S FIRST DINNER ON THEIR NEW HOMESTEAD IN CALIFORNIA.

Four.—In nine payments. Twenty per cent. of total amount and first year's interest on remainder at time of purchase; the remainder payable in eight equal

semi-annual payments, the first of these payments one year after date of contract, and the others every six months thereafter, with interest on the remainder semi-annually in advance. *If preferred, payment in full can be made at any time.* (See Example 4, page 16.)

The rate of interest in all cases will be seven per cent. per annum. Installments of round amounts on the unpaid remainders of purchase money will be received at any time, and interest on these amounts will cease from date of payment. *No longer credit than five years is allowed in any case.* On land sold under contract the purchaser must cut no wood save for domestic purposes of the actual occupants, or for fencing the tract bought, until he has made his last payment. All contracts *may, with consent of either the Central or Southern Pacific Railroad Companies,* be assigned by the purchaser. Forms for that purpose, to be signed by assignor and assignee, are printed on the back of each contract. The assignment must be acknowledged before a Notary Public, or a Clerk of a Court of Record. When a contract is made, the purchaser must, from that date, see that the land is assessed to him, and must pay all the taxes and assessments of every kind levied on the land for public purposes. It may be well to state, right here, that *in many instances in which purchases have been made on credit, the buyers have realized enough from the crops of a single year to pay for the land!* It should be remembered that in California, as in all new countries, the price of land rapidly and largely increases, as soon as it is occupied and cultivated; and, in California, a great deal of money has been made by men with small means, in buying new land, improving it, raising a crop or two, and then selling out at a large advance to a new-comer. In old countries no such rapid rise in the value of land is known; but in a new and growing State, like California, where the real value of land is just beginning to be known, the settlers on cheap uncultivated lands have only to show, by raising a crop and planting trees, what it will do, to be able to realize, at once, a handsome and often a large profit. In one case land, which sold five years ago for from three to seven dollars an acre, and which, for years before that, could not find a purchaser at all, now sells for from fifty to one hundred dollars per acre, without any improvements, such as houses or fences, only because a number of energetic poor farmers bought it, and by their industry showed its value for crops of all kinds. Other lands, which twelve years ago were sold for five, or at most, ten dollars an acre, but which, ten years ago had water let on to them, are now sold for two hundred and two hundred and fifty dollars per acre for the bare land, because farmers on such tracts have demonstrated that it will grow the most valuable varieties of fruit, such as oranges, apricots and raisins.

EXEMPLIFICATION OF FOREGOING PLANS, AND MANNER OF COMPUTING PAYMENTS.—*Example 1.*—160 acres, say at \$5.00 per acre\$800.00
Notary's fee for acknowledgments to deed..... 3.00

Payment in full \$803.00

Example 2.—Purchased January 1, 1884, 160 acres, say, at \$5.00 per acre, \$800.00.

Jan. 1, 1884—20 per cent. of \$800.00	\$160.00	
First year's interest on remainder, \$640	44.80	
First payment		\$204.80
Jan. 1, 1885—Second year's interest on remainder, \$640.00.....	44.80	
Jan. 1, 1886—Third year's interest on remainder, \$640.00	44.80	
Jan. 1, 1887—Fourth year's interest on remainder, \$640.00.....	44.80	
Jan. 1, 1888—Fifth year's interest on remainder, \$640.00	44.80	
Jan. 1, 1889—Remainder of purchase money.....	\$640.00	
Notary's fee for deed	3.00	
		<u>\$643.00</u>

Example 3.—Purchased January 1, 1884, 160 acres, say, at \$5.00 per acre, \$800.00.

Jan. 1, 1884—20 per cent. of \$800.00	\$160.00	
First year's interest on remainder, \$640.00	44.80	
First payment		\$204.80
Jan. 1, 1885—20 per cent. of \$800.00	\$160.00	
Second year's interest on remainder, \$480.00	33.60	
Second payment		\$193.60
Jan. 1, 1886—20 per cent. of \$800.00	\$160.00	
Third year's interest on remainder, \$320.00	22.40	
Third payment		\$182.40
Jan. 1, 1887—20 per cent. of \$800.00	\$160.00	
Fourth year's interest on remainder, \$160.00	11.20	
Fourth payment		\$171.20
Jan. 1, 1888—20 per cent. of \$800.00, being remainder of purchase money.....	\$160.00	
Notary's fee for deed	3.00	
Fifth payment		<u>\$163.00</u>

Example 4.—Purchased January 1, 1884, 160 acres, say, at \$5.00 per acre, \$800.00.

1884.	Jan. 1—20 per cent. of \$800.00.....	\$160.00	
	First year's interest on remainder, \$640.00	44.80	
	First payment		\$204.80
1885	Jan. 1—10 per cent. of \$800.00.....	\$80.00	
	First six months' interest on remainder, \$560.00..	19.60	
	Second payment.....		\$99.60
	July 1—10 per cent. of \$800.00.....	\$80.00	
	Second six months' interest on remainder, \$480.00.	16.80	
	Third payment		<u>\$96.80</u>

1886	{	Jan. 1—10 per cent. of \$800.00	\$80.00	
		First six months' interest on remainder, \$400.00 ..	14.00	
		Fourth payment		\$94.00
	{	July 1—10 per cent. of \$800.00	\$80.00	
		Second six months' interest on remainder, \$320.00 ..	11.20	
		Fifth payment		\$91.20
1887	{	Jan. 1—10 per cent. of \$800.00	\$80.00	
		First six months' interest on remainder, \$240.00 ..	8.40	
		Sixth payment		\$88.40
	{	July 1—10 per cent. of \$800.00	\$80.00	
		Second six months' interest on remainder, \$160.00 ..	5.60	
		Seventh payment		\$85.60
1888	{	Jan. 1—10 per cent. of \$800.00	\$80.00	
		First six months' interest on remainder, \$80.00 ...	2.80	
		Eighth payment		\$82.80
	{	July 1—10 per cent. of \$800.00, being remainder of purchase money	\$80.00	
		Notary's fee for deed	3.00	
		Ninth payment		\$83.00

DEED OF SALE.—To the purchaser of Railway Lands is given what is known as a bargain and sale deed, the form customary in California. It warrants to the purchaser that he gets the *entire title acquired by either the Central or Southern Pacific Railroad Company* from the Federal Government, and is signed by the President and Secretary of the Company which makes the sale and two Trustees. *No deed will be made until the entire price shall have been paid.*

RAILROAD LAND-SEEKERS' TICKET.—Emigrant tickets are on sale at all the principal Eastern ports to San Francisco, which are good for continuous passage to that city, Sacramento, San José, Lathrop or intermediate points. At San Francisco, Sacramento, San José, Lathrop and Los Angeles, an intending purchaser can buy a "Land-seeker's Ticket" to points along the line of the Central Pacific Railroad or the Southern Pacific Railroad. In connection with this, there will be a non-transferable voucher, stating the amount paid. The person named therein can turn in this voucher as cash in his first payment for land. *Free transportation is thus virtually furnished to the settler from the overland line to the vicinity of his land.* No officer of either railroad is permitted to select land for another person; nor could such selection be made without exposing the Companies to vexatious complaints. Every person who intends to buy should, if possible, visit and examine the land; for nobody knows so well as he what he wants; or, certainly, no one can safely assume the responsibility of deciding for him.

LANDS TO RENT.—The Railroad Companies will lease their vacant grazing or agricultural lands by the year, but reserve the right of selling their grazing lands so leased at any time, or their agricultural lands at the end of any crop year, repaying to the lessee of grazing land a share of the rent money proportioned exactly to the area sold, the time of the sale and duration of the lease. *The lessee must not cut any timber except for firewood for domestic purposes of the actual occupants of the tract.* The Railroad Companies also have vast areas of lands for sale and for lease in Nevada and Utah.

ADDITIONAL INFORMATION.—For further information regarding the Railroad lands in California, address either W. H. MILLS, Land Agent Central Pacific Railroad Company, corner Fourth and Townsend Streets, San Francisco, California; JEROME MADDEN, Land Agent Southern Pacific Railroad Company, corner Fourth and Townsend Streets, San Francisco, California; Pacific Coast Land Bureau, 22 Montgomery Street, San Francisco, California; I. N. HOAG, 103 Adams Street, Chicago, Illinois; and W. G. KINGSBURY, General European Agent, 41 Finsbury Pavement, London, England; who will send applicants (postage paid) pamphlets descriptive of all the lands in the State of California by county—and telling just what every section of the State will produce, characteristics of soil, climate, opportunities for settlers in California, the equability of its summer and winter weather, variety of productions, wages, prices of lands, wheat-farming, fruit-raising, wine-making, facts about irrigation, advice to farmers and all others seeking new homes, cheapness of living, etc. California needs population; she is susceptible of sustaining millions where she now has thousands. With industry, economy, sobriety and honesty of purpose, no man in this State, with rare exceptions, will fail of success in the ordinary pursuits of life. California contains a great area unsettled, unsubdued and undeveloped; with as rich a soil and as fine a climate as the sun ever shone upon—a country entirely exempt from violent storms, and one every way fitted, when ordinary prudence only is exercised, for crowning success.

THE COLONY SYSTEM—RIVERSIDE AND PASADENA—A PARADISE FOR LABOR.

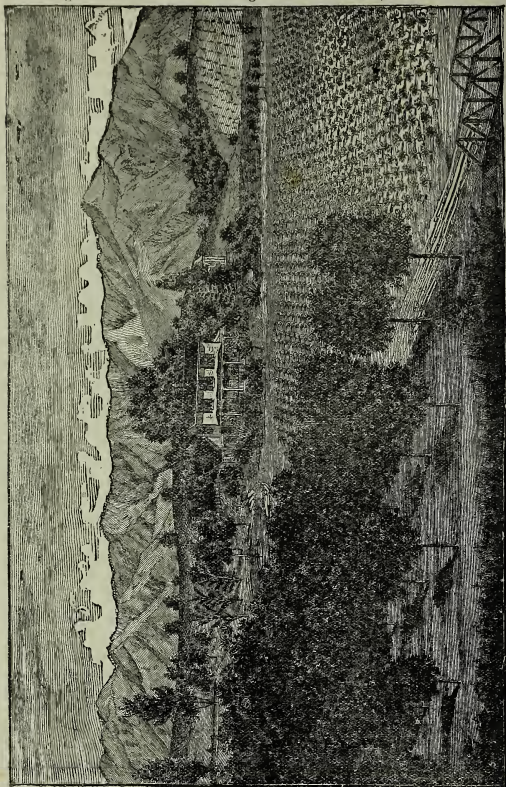
There are quite a number of colonies in California, principally in the southern part of the State, the most conspicuous being Anaheim, Westminster, and Pasadena, in Los Angeles County; Riverside, in San Bernardino County, and a number in Fresno County. Where all of these places now flourish—with the exception of Anaheim—horses, cattle and sheep pastured seventeen years ago; yet, only those with thousands of dollars (instead of hundreds) in their pockets can secure even small parcels of lands in any of the above-named colonies now. Still, the opportunity to secure large tracts of inviting land for colonization purposes is as good at present as it was seventeen years ago.

RIVERSIDE.—One of the most extraordinary exemplifications of the generous nature of the soil and climate of Southern (or Semi-tropical) California, says a late

writer upon California, has been realized in Riverside (a colony), where the author of this book shot antelope, quail and rabbits by the cart load fifteen years ago, and which was the center of a *number of unimproved ranches not worth a dollar an acre except for the purposes of grazing*. Here is, indeed, a transformation scene;—but we shall let Frank Pixley, the editor of the San Francisco *Argonaut*, who stopped at Riverside on his way home lately from the East, present to our readers his impressions of the place: “I return to California glad and thankful that it is my home. Every time that I return from other lands, the more I wander, and the more I see, the more I am impressed that this is the happy Canaan—the holy land; that God, when He made the world, and had gathered the experience of all His efforts, said to himself: ‘I will now illustrate the crowning glory of My labours with the production of a perfect spot. I will give it wealth of soil and wealth of precious metals; I will enrich it with nature’s grandest productions; I will give it splendid mountains rich and gorgeous valleys, grand stately forests; I will thread it with magnificent, rivers and beautiful brooks; its grasses shall be nutritious; its soil shall produce in generous quantities the best of fruit. I will smile down through cloudless skies upon its beautiful fields; I will fan it with breezes from My broadest sea; I will waft to it the odors of spices and the perfumes of tropic land; and in the ripeness of time its people shall be great-hearted and generous, liberal and just; and there, in all the perfection of its soil and the salubrity of its climate, shall be found the highest social condition of which the creation of My image is capable.’ I stopped at Riverside. A paragraph will dispose of it till I have opportunity for further description. Of all the places in Europe and America that I have ever seen, this is incomparably the most interesting, most prosperous and most beautiful. If my readers will imagine twelve thousand acres of fruit groves, vineyards and gardens lying under the shadow of a snow-clad mountain range, upon a level and beautiful plain, watered by two parallel artificial rivers, and through it for ten miles a broad, straight avenue nearly 200 feet wide, lined on either side with hedges of palm, cypress, magnolia, pepper and eucalyptus; running through a continuous orchard of orange, olive, lemon, lime, peach, apricot, and vineyard; all reposing under the sunshine of a cloudless sky; inhabited by intelligent, cultured, and wealthy people, living in cottages *ornee* and homes of luxuriant ease and architectural adornment that would not shame the most aristocratic quarter of our city—they can form some idea of the colony at Riverside. Within its limits, unimproved and watered land is worth three hundred dollars per acre, which was not worth ten dollars an acre twelve years ago; and in the ten years of its existence there has been no instance of a forced sale for debt. *There are a thousand places in Southern California where this marvel may be reproduced.*”

PASADENA COLONY A SPECIMEN OF THE SUCCESS OF THE PRINCIPLE—WHAT A MAGICAL WEALTH IT HAS PRODUCED.—During the winter and spring of 1873, the exceptionally severe weather that prevailed in the State of Indiana, with the train of fierce climatic diseases that follow such a season in that region, induced a

number of gentlemen, who were suffering from such diseases, to determine on re-



AN ORANGE GROVE AND VINEYARD IN LOS ANGELES COUNTY, CALIFORNIA.

moving to a more favored clime. The newspapers were invoked for information, and after "reading them up" on Florida, Texas, and California, California was determined upon as a location for a settlement of sufferers. A short article in the local columns of the Indianapolis *Daily Journal*, in April, 1873, stating what the sufferers intended to do in this country, attracted much attention. In that article was an ideal picture of what the settlers intended to create in California, where a hundred-fold more than that idea has been realized already. After an examination of the southern portion of the State, with regard to all its resources and peculiar climatic advantages, it was determined to purchase the half interest of Dr. John S. Griffin, in the rancho San Pascual, on the east bank of the Arroyo Seco, at the west end of the San Gabriel Valley (Los Angeles County), sheltered on the north by the Sierra Madre, on the west by the Verdugo Mountains, and on the south by beautiful foothills, the whole having a sunny slope and perfect drainage. There were many reasons for this choice. Among them may be mentioned its nearness to the railway, about three miles distant; its nearness to the city of Los Angeles as a base of supplies while getting started, and as a market after crops had been grown; its elevation above the sea of a thousand feet, making it especially advantageous for persons suffering from catarrh or bronchial affections, while from its geographical position the daily sea breeze passed about forty miles over shrubby mountains, before it reached the place, carrying with it plenty of oxygen and none of that chill which prevails in some other sections. The air was found so soft and peculiar that a large number of persons suffering from asthma were relieved in a single day's residence in that locality. The topography of the ground was so diversified as to give a fine outlook to all parts of the tract, while the warm, rich soil, so retentive of moisture and above the danger of frost, was found most admirably adapted to the cultivation of semi-tropical fruits of a superior quality. A stock company was formed, called the San Gabriel Orange Grove Association, with a capital of \$50,000, divided into two hundred shares of \$250 each. About 3,700 acres of land were purchased for \$25,000; and the remainder was used to develop the water, which was brought about three miles in an iron pipe to a reservoir on the highest portion of 2,400 acres of land, and from this reservoir carried in a main delivery pipe down the center of the tract, while other distributing branches were laid to ramify all over a tract 1,500 acres, which was subdivided among the shareholders, giving each share of stock seven and a half acres of land in fee simple, and an undivided interest, besides, in the remainder of the land and the water. Each share would thus represent an ownership of 1-200th part of all the water and the common property of the association. A portion of the timbered land in the Arroyo Seco was subdivided into small tracts and sold to the stockholders and the proceeds applied to the further development of water from springs in the Arroyo Seco Cañon. Since that time the balance of the land, about 1,300 acres, has been sold and the proceeds applied to the purchase of additional land containing springs, and an engine and pump to use in case of necessity, on some portion of the land. The land was purchased December 26th,

1873, and the survey and subdivision made in January, 1874, and the water brought into the reservoir May 26th, 1874. The season was so advanced that but little was done till the winter of 1874-5, when 1,500 fruit trees and 100,000 vines were planted and twenty-five houses erected, and the streets graded and bordered with hedges, which added great attraction to the settlement. As the project of this colony was originated at Indianapolis, it naturally took the name of the "Indiana Colony;" but the commanding position of the place at the head of the valley suggested a name that should signify the "crown of the valley," and, accordingly, the Indian name Pasadena, meaning crown of the valley, was adopted as the name of the settlement. Judge B. S. Eaton was the first President of the Association, assisted by Calvin Fletcher, P. M. Green, A. O. Porter, W. T. Clapp, T. F. Croft and D. M. Berry, directors. In all the plans and operations of the society the directors aimed only for the greatest good to the shareholders, and in no manner to their individual interests. So admirably was the subdivision accomplished that when, on the 27th day of January, 1874, the shareholders, twenty-seven in number, were invited to select their several tracts embraced in the 1,500 acres, each and every one secured the position desired, without controversy or premium for preference. In the spring of 1876 the lands of the Lake Vineyard Land and Water Association, adjoining the lands of the Pasadena Colony on the north and east, were subdivided by the owners, Messrs. B. D. Wilson and J. De Barth Shorb, into ten-acre tracts, with the Pasadena streets extending through them, and forming of both tracts a harmonious plan of development. A concrete ditch was made from the springs in the Arroyo Seco, extending about two miles to a system of reservoirs connected with iron pipes. These reservoirs have a storage capacity of 30,000,000 gallons; and leading from them are subterranean pipes along the north and south avenues, from which the water is taken to the houses and lands on either side. The land is rich tableland, with a southern slope, making irrigation easy and rapid. The water to supply this tract is divided into five hundred shares, with one share allotted to each lot of five acres. A five-acre lot on the line between the two settlements was donated by the Lake Vineyard Company for educational purposes; and a large and commodious school-house has been erected thereon by the joint efforts of the two colonies, which united in forming a school district called San Pascual; whilst the south end of the district has formed another school district called the Pasadena School District. Schools are now maintained in both districts; and a Methodist Episcopal and a Presbyterian church have been erected. An Episcopal Church Society has also been formed, and a fine public library building erected. The most enlightened system of cultivation, with but little irrigation, has been carried on, until 250,000 fruit trees and the same number of vines have been planted and are steadily coming into bearing. The grapes are mostly of the Muscat variety for raisin-making, and the quality of the raisins is very fine, while the fruit, which is of almost endless variety, is choice and fair. A spirit of emulation is among the people, and a desire to produce the best of everything which they cultivate seems to possess all the

inhabitants. A short time ago the remainder of the unoccupied land of the Lake Vineyard Company was purchased by the Pasadena stockholders, in order to combine the two systems, and make them unified and improved. The two places are now married into one, and prospering abundantly. The people are selling fruit or vegetables all the year, making their income perpetual; while the beautifying of their homes is an honorable and constant desire. The settlement has two stores, five hotels, one hundred and fifty houses, two post-offices,—Pasadena and Hermosa,—a fruit cannery, and a thousand happy and intelligent inhabitants. Some of the land which sold at \$50 per acre, unimproved, in 1876, now sells at \$250 per acre, and with young orchards thereon at \$1,000 per acre, without buildings. Such an exhibition of growth in this colony is almost marvelous; but other colonies are springing up in imitation of this model settlement, and meeting with eminent success.

COLONIES IN FRESNO COUNTY.—There are two hundred and twenty-nine residents in Washington Colony. During the season of 1882, six hundred and forty acres were planted to vines and trees. For the year ending April 19th, 1882, the sales amounted to seven hundred and sixty acres, while the aggregate sales from July 24th, 1880, to April 19th, were one thousand and eighty acres. Upwards of one thousand acres of land in this prosperous community are in grape-vines. Dr. Jarvis, the largest fruit-grower of Riverside, has negotiated a large purchase on this colony. Dr. Nichols, a capitalist of Salem, Oregon, has purchased a tract, and will erect his permanent residence immediately, bringing with him a large number of families. Captain McLoughlin, who has planted fifty acres to vineyard the present season, writes for more land, and will build a fine residence next summer. The American Colony comprises a tract of three thousand two hundred acres. The land is a beautiful level tract, and is altogether as fine a piece of land as is found in the county. It has recently been surveyed and laid out with avenues sixty feet wide, and divided into lots of twenty acres each. It adjoins the celebrated Washington Colony on the west, and Central Colony on the south. The Nevada Colony is one of the most flourishing in Fresno County. Mr. F. Roeding, Vice-President of the San Francisco German Savings and Loan Society, the owner, determined some time since not to sell in smaller tracts than one hundred and sixty acres. Since January 1, 1882, four tracts of one hundred and sixty acres each have been sold to Colonel W. Forsyth, J. R. Hamilton, Fred. D. Woodworth and J. W. Pew, mining secretary, 310 Pine Street, San Francisco. Colonel Forsyth already has eighty acres planted to vines. Mr. Hamilton's land is being surveyed preparatory to levelling, this summer and fall. Surveyors are locating ditches for Mr. Woodworth. He will erect buildings immediately. J. T. Goodman has a fine farm under cultivation, one hundred acres being planted to raisin grapes of the best varieties. J. W. Reese, Mrs. Stutzman and others are making extensive improvements in the Nevada Colony. Our colony system, with small tracts of land on easy payments, offers a fine chance for a man of small means to make a home; and it is pleasant to know that such men are coming to the State in large numbers, and availing themselves

of our superior advantages in making for themselves cheerful and delightful homes



A SPECIMEN BUNCH OF ONE OF A HUNDRED KINDS OF GRAPES THAT CAN BE RAISED IN ANY
AND EVERY PART OF CALIFORNIA.

THE PARADISE FOR LABOR.—California is certainly the Paradise for labor, and no one can deny it;—none have ever attempted a denial. Cases are numerous where young men with no capital, except honesty and industry, have achieved a complete success. They have obtained credit for a span of horses and outfit, to work in the neighborhood, at plowing and planting at full prices, and from their daily earnings have speedily paid for horses, harness and plow; then contracted for land, which they have paid for in the same way, using the team in taking care of orchards and vineyards of neighbors who were well supplied with this world's goods. The price of labor has been high in California for the past thirty-three years; and when an industrious young man adds his own intelligence to the muscle of a team in our numerous colonies he can earn enough to pay for ten acres of land in a very short time. This combination has been successful in many colonies in Southern California, and will so continue for years to come. Honesty and industry have won in a most remarkable manner in Pasadena, Riverside, Etiwanda and Ontario, by following this line of labor. It is the triumph of man over circumstances. Labor is perpetual in California, and wages are higher and first-class food cheaper than in any other State in the Union. In January comes plowing and sowing of grain and preparing land for vineyards and orchards, that lasts three months. Orange picking continues from January to July, in steady activity. In February the planting of deciduous trees is active. In March and April the planting of vineyards and the clearing of the land of the weeds and alfilerilla that have sprang up in abundance; also, the shearing of sheep and packing of wool. Orange, lemon and corn planting are active in May, while haying and harvesting begin in May and continue through June and July, and threshing and hauling grain lasts three months longer. In July the gathering and canning of fruit begins, while potato digging lasts all the year. In the latter part of September the business of gathering grapes and the making of wine and raisins lasts for two months more, when the fall clip of wool must be gathered and the great vineyards pruned, and the cuttings gathered for spring and winter planting; and the harvesting of corn must be made. The clearing of land and planting of grain begin in November and extend through the winter, and lap on to all the labor of spring. It will thus be seen that labor in the Golden State is not only remunerative, but promiscuous, pleasant, and perpetual. While the barley and wheat is being sown, the alfalfa is yielding hay and dairy products, and the dairy and poultry business is perennial. Every month boasts an equality with another. No winter locks our land or harbors, and the same activity prevails in one part of the year which is demanded in another. There is no real season of rest from business in California. In addition to the demands of agriculture and horticulture, our mines demand unremitting attention, all the year, and furnish labor with rich remuneration. In looking over the list of industries, the one that seems most permanently profitable to a man with little money is fruit-growing. If a young man can geat a team, he can in this eternal round of labor get something to do for each and every day of the year, and soon earn enough to

make a payment on ten acres of land. From time to time he can devote a few days to cultivating his ground and planting a vineyard or orchard. This has been done



CALIFORNIA STRAWBERRIES—ACTUAL SIZE—GROWN IN ALAMEDA, SANTA CLARA, SAN MATEO,
AND OTHER COUNTIES.

without capital, except brain and muscle, and the land paid for and planted in three years, and at the end of four years made self-supporting to a small family. In our colonies there are always a certain number of persons of means who need labor of every kind in the making of their homesteads and the gathering of their fruit, so that a young man can always depend on having plenty of work to do in one of these little settlements. The colony system is one of the special boons to a poor man whose capital is his labour. He cannot buy a farm, establish a manufactory, purchase a stock of goods or pay for opening a mine; but he can buy ten acres of land in a colony, where capital has brought out the water to the door of the settler, and with three-fourths of his time devoted to working for his well-to-do neighbors, and one-fourth devoted to his own ten acres of orchard, he will soon have paid for his land and made it self-sustaining.

PRIVATE LANDS AND IMPROVED FARMS.

PRIVATE LANDS.—There are also millions of acres of private lands in California—old Spanish grants and other large holdings—that are now being broken up into small farms and sold out at comparatively low rates and on easy terms, both as to time of payment and rate of interest on deferred payments. Embraced in this class of lands are vast quantities of the most valuable lands in any country in the world.

IMPROVED FARMS.—There are also in California many farmers, owners of large and small highly-improved farms, who, having secured a competency, and desiring to retire from active business, and to the enjoyment of travel and social life, are offering their farms for sale at moderate prices, and desire to leave half or more of their value in mortgages on the places, at a low rate of interest and for any length of time required.



CALIFORNIA AGRICULTURALLY CONSIDERED THE STATE OF ALL OTHERS FOR THE SMALL FARMER.

NO part of this book could be dismissed with less ceremony than this—for we might say, in one sentence, that California is the only State in the United States of America where a man *may work in his shirt sleeves every day in the year*, from January to December, and sleep under blankets nearly every night; *no other State can say that!* No writer upon the glories of other States can make such a declaration; *nor can it be said of any other place in the world* that the orange, lemon, lime, guava, pomegranate, fig, almond, walnut, chestnut, olive, apple, pear, peach, plum, cherry, apricot, nectarine, sweet-potato and Irish potato *grow to perfection alongside of each other*; nor can the most daring and brilliant pamphleteer in America, however glowingly he may sound, or wish to sound, the pens or praises of the “surpassing fertility” of this or that soil, say to native or foreign seekers after new homes that peas, potatoes, cabbage, cauliflower, tomatoes, onions, radishes, celery, strawberries, roses, jasmine, mignonette, lilies, and nearly all the productions of the vegetable and floral kingdoms *grow every day in the year, except in California*. The most brilliant books that have been issued concerning the Western States,—the most bewitching pamphlets regarding Western lands—the dazzling statements about “unsurpassed soil,” “benignant atmosphere,” “sloping uplands,” “long screens of woodland,” and other deliciously-worded decoys set along the precarious paths of the ambitious emigrant—even if they do not confuse by their glittering generalities, cannot present such a statement as the foregoing. However abundant of promise is much of the magnificent soil and possibilities of agriculture and horticulture of many sections of the “Great West,” no such statement as the one we have made for California can be made by any other State and sustained.

PRODUCTIVENESS OF SOIL—PRODUCTIONS—NOTES ON IRRIGATION—AND OTHER INFORMATION.

As has been previously stated, California is remarkable for the production of vegetables, fruits and cereals, on account of its highly favorable climate, and to the superiority of its soil. The soil in the valleys, on the coast and in the interior is generally fertile, and consists of a gravelly clay with a rich sandy loam. The greater part of the farming lands lie in the interior basin, in Southern California, and on the coast, extending to and including the counties bordering on the bay of

San Francisco. All the fruits and cereals of the temperate zones are produced in great abundance throughout the State, while in the southern part nearly all the



CALIFORNIA GOOSEBERRIES—CAN BE GROWN ANYWHERE IN THE STATE.

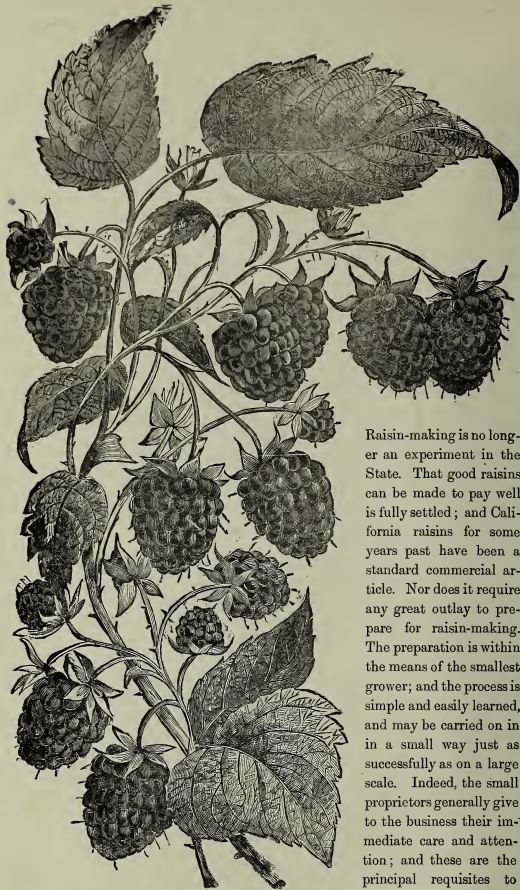
most valuable products of the tropics are cultivated with success. Specimens of the wild plants of the entire Atlantic Coast from Maine to Florida, together with

the flora of Japan, China, and the Himalaya region, are easily made to thrive. Mexican, Chilian and Peruvian plants find congenial homes. Australasia contributes largely to California gardens. The horticulture of the future in this State will be one of surpassing variety. The soil is of all sorts and characters. Near the sea-shore and bays are large tracts of salt-marsh, but little of it utilized, for sale at prices ranging from five to twenty dollars per acre, and of endless fertility when dyked and reclaimed. Along the Sacramento and San Joaquin Rivers, in the form of islands swept about by sloughs, or river channels, are fresh water marshes, some of which, as Roberts Island, Union Island and others, have been reclaimed, either in whole or in part, at heavy expense, requiring capital, but promising in the near future to give the State an empire of fertile lowlands as rich as those of Belgium and Holland. The western slopes of the Coast Range in the northern and central part of the State are clothed with timber of redwood and other conifers, oaks, madrona, and a great variety of lesser trees. Choice regions for dairying abound, and as the timber is cleared off farms are made and many fruits prosper. The interior valleys and eastern slopes of the Coast Range present a great variety of climate and offer great horticultural capabilities. In many parts of the coast counties the rolling hills can be cultivated clear to the summit in grain, fruits or vines; and the only drawback to the more rapid advancement of whole sections of this highly favored belt is that the territory to subdue is so great. Except in the immediate vicinity of towns, fertile lands can be bought in the Coast Range at from five to fifty dollars an acre, some exceptional valley land ranging higher. Vineyard or semi-tropic fruit land in the southern counties capable of yielding in a few years from \$200 to \$500 per acre, net returns, can be purchased at from \$200 to \$400 per acre, with water privileges attached, and in some cases for much less. It will not be so long, as the permanency and value of this sort of property is yearly better assured. The great central valley of the State, extending from Redding to the limits of Kern, affords the most complete variety of soils imaginable, from sand to clayey loam, through every shade of alluvial, and every character of upland. North of Stockton little irrigation is practiced; south of Stockton irrigation is making whole communities prosperous; and the snow-summits hold reservoirs as yet hardly touched. The Sierra foothill region is another section of vast extent and great beauty, reaching across old mining counties, watered by ditches and streams, and offering abundant opportunity to tens of thousands of hardy settlers to cultivate the grape, fig, olive, apple, peach, pear, apricot, prune, plum, chestnut, walnut, and in some localities the orange, lemon and almond. Timber for firewood and fencing is abundant. The land is either government or railroad, and is sold at from \$2.50 to \$10 per acre, according to location.

GRAIN.—The advantages of the State for small grain are that the same land can be cultivated for five or ten successive seasons in the same crop and never get foul with weeds; that the greater part of the soil is so manageable that from two to ten plows can be used in a gang; that the headers, as the machines most used

for harvestings are called, can run with high speed over the large, level fields; that few fences are required; that it is not necessary to have either barn, granary, or stack on the farm; that the crop when ripe is in no danger of damage from rain or hail, and can be left standing for weeks; that the grain, when ready to cut, in a few days becomes so dry that it can be thrashed, sacked and shipped with safety, and instead of molding, on the voyage to Liverpool, gains in weight by absorbing moisture from a more humid atmosphere; and that, in case of necessity, the farmer can attach a thrashing-machine to his header-wagon, and send his crop to market the day after he cuts it. Usually several cargoes are shipped to Europe before July. The piles of sacks full of wheat lying in the fields in June and July, and similar piles heaped up near the railroad stations in August, September and October, are among the notable sights in the agricultural districts of California; but shocks, stacks, and barns full of unthrashed grain are rare. The wheat yield may be put down at 40,000,000 or 50,000,000 bushels (with the expectation of an average increase of 2,000,000 bushels) annually. The wheat of California is hard, white, dry, and strong in gluten. The surplus is mostly shipped to England, where it is prized as among the best there obtainable. Barley is an important crop in California, yielding largely; and the volunteer crop, self-sown, of the second year, and sometimes of the third and fourth years, is often an average crop. A yield of sixty bushels to the acre is common. In 1866, J. B. Hill, in the valley of Paraiso, Monterey County, raised 14,900 bushels of barley on one hundred acres, an average yield of one hundred and forty-nine bushels to the acre. Barley grows well in all parts of the State, and is principally used for horse and hog feed, for brewing purposes and for export.

FRUIT.—One of the chief wonders of California to the visitor from abroad is the excellence and multitude of varieties, the large size, the fine color, the abundance, and the long-continued supply of fruit. The mildness of the climate permits the trees to grow with great rapidity, and to bear early; and it enables the temperate and semi-tropical species to thrive side by side. The date palm has a range of six degrees in California, some old trees being found in latitude 38° 30' north; and would probably thrive as far north as 40°, in which latitude the orange lives in the open air. The pomegranate, the apricot, the nectarine, the fig, the olive, the European grape, which are too delicate for Tennessee or North Carolina, extend through eight degrees of our State; and the guava, medlar, pineapple and banana ripen in the open air on the southern coast. Orange culture is the distinctive industry of Southern California. The profits are large. A small orchard is certain to produce gratifying results; and the possessor of a few acres in orange trees is lifted above the ordinary drudgery of farm labor; the climate is so mild that life is rendered more enjoyable than in other countries. There is no possibility of over-production, as the area suitable for this class of farming is limited, and the market constantly increasing. An experienced authority says that an acre of healthy orange trees, twelve years old, may be relied on for an income of \$1,000 per year.



Raisin-making is no longer an experiment in the State. That good raisins can be made to pay well is fully settled; and California raisins for some years past have been a standard commercial article. Nor does it require any great outlay to prepare for raisin-making. The preparation is within the means of the smallest grower; and the process is simple and easily learned, and may be carried on in a small way just as successfully as on a large scale. Indeed, the small proprietors generally give to the business their immediate care and attention; and these are the principal requisites to

CALIFORNIA BLACKBERRIES—CAN BE GROWN ANYWHERE IN THE STATE.

success, the proper variety of grapes being possessed. In all raisin-making countries nature furnishes the necessary heat, while man provides the means of exposure of the fruit in such a way as to secure the heat in the most effective manner. This industry is highly remunerative. The work is so light and pleasant that the labor of women and children can be employed.

GRAPES AND WINES.—California has a world-wide reputation for the production of grapes and wines. The average number of vines per acre is about eight hundred, which gives an average yield of seven hundred gallons of wine and twenty of brandy. The average crop of grapes is about five thousand pounds per acre. The grape region extends from the southern boundary about six hundred miles northerly, with an average breadth of about one hundred miles. Port and other sweet wines, and white wines of a superior quality, are produced in the southern part of the State. The Coast Range, including Sonoma and Napa Counties, produce white and red acid wines, hock, sauterne, and excellent claret; and the foothills of the Sierra Nevada produce a superior quality of sherry and Madeira and other wines. California wines contain a larger percentage of alcohol than the Spanish or French wines. They are placed on the market in their purity; and, with age, find favor in all the markets of the world. The culture of the grape, both for wine and brandy, and as a table fruit, has become unprecedented in extent. Twenty acres, properly planted with the right quality of cuttings, with careful cultivation, will yield a revenue to the owner of \$1,000 per year, every year, one with another, as sure as a note with real estate security will bring ten per cent per annum. Forty acres of land is enough for any man to handle as a vineyard—twenty acres of this land might be better, in fact; and the young man, the middle-aged man, or the old man, with or without a family, who can procure twenty acres of this land, and can for two years live upon and cultivate a portion of it as a vineyard, will be better off in a little while, healthier and happier, than if he were a clerk, mechanic, laborer, or a small merchant in the city; and his children will be stronger in every way, and better able to fight the battle of life than they would be if raised in any city.

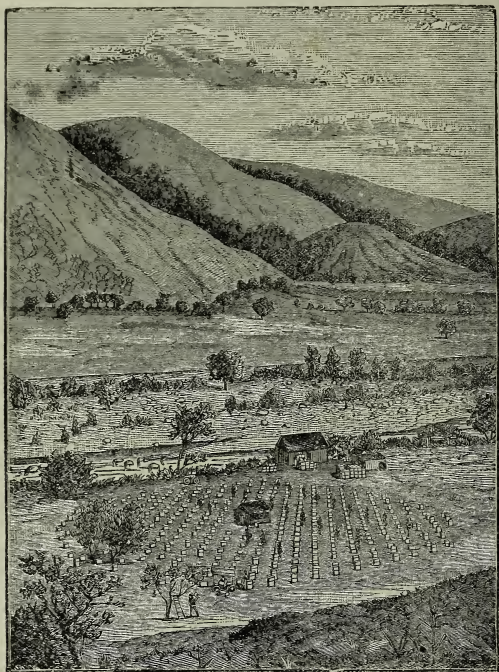
MIXED CROPS.—Among the products of our State are rye, buckwheat, beans, peanuts, sweet-potatoes, onions and flax; but the quantities are not large, and they require no special comment. The white, or Irish, potatoes are remarkable for their large size and the abundance of the product in the sandy, moist soil near the ocean. It is not uncommon to hear of single ones weighing three pounds, measuring more than a foot long, four inches wide, and two or three inches thick. Hay is nearly all cut either from natural pasture, such as wild oats, or from unripe wheat or barley. The hop is cultivated extensively and with much profit. The sugar-beet is grown to supply two sugar-beet mills. Cotton has been grown with profit, and may become important in the agriculture of California. About a thousand acres are cultivated in tobacco, which is cured under a new and ingenious plan, discovered and patented in this State. The cigars and tobacco, so far produced, are not uniform in quality;

but some brands rival fine articles from Havana and Virginia, and they promise well for the future. The sandy soils, abundantly supplied with moisture suitable for kitchen vegetables, are of small extent, but no market has a better or more varied supply than San Francisco. Those vegetables which have brief seasons of a month or two on the Atlantic side of our continent may be found here for six or eight months, and some of them throughout the year.

NOTES ON IRRIGATION.—The small rainfall from Goshen to Caliente, a distance of one hundred miles along the eastern side of the San Joaquin Valley, at its southern end, would indicate small hope for the agricultural value of that part of the State if there were no other resource for moisture; but, fortunately, the Sierra Nevada Mountains, with several hundred miles of area on their western slope, more than ten thousand feet above the sea level, lie alongside of this dry plain and catch vast quantities of rain and snow, valuable and convenient for irrigation. We have no exact observations of the amount of rain and snow on the Sierra Nevada Mountains; but we may assume, after adding an inch for each one hundred feet of elevation—figures justified by the observations elsewhere in the State—that the rainfall is one hundred and four inches in a season. The width of the western slope of the mountains is more than forty miles, giving for a length of one hundred miles a “catchment area” of four thousand square miles; and the average elevation being estimated at not less than 5,000 feet—an average precipitation of fifty inches, or more than four feet. One foot of water is considered sufficient for ordinary irrigation purposes, so that each acre of mountain catches enough water to irrigate four acres of valley; but a large allowance must be made for evaporation and waste. The following are the catchment areas of the streams flowing down the western slope of the south end of the Sierra Nevada, as given in the United States Irrigation Report, viz.: King’s River, 1,853 square miles; Kaweah River, 1,608 square miles; Tule River, 446 square miles; Deer Creek, 150 square miles; White River, 140 square miles; Posa Creek, 268 square miles; Kern River, 2,382 square miles, and Walker’s Creek, 461 square miles—a total of 7,308 square miles. On the western side of the valley, we find the following streams flowing into the San Joaquin Valley from the Coast Range, viz.: San Luis Creek, 81 square miles; Banos Creek, 125 square miles; Saucelitos Creek, 71 square miles; Little Panoche Creek, 136 square miles; Big Panoche Creek, 118 square miles; Cantua Creek, 164 square miles, and Gatos Creek, 343 square miles—a total of 1,038 square miles of catchment area. On the other hand, the plain is not so wide as the mountain slope; and thus a considerable surplus is assured if the water can be caught and economized, as we know from the opinion of experts that it can. Few districts of equal size in the world can be irrigated at so little expense as a great part of the San Joaquin Valley. American farmers generally have no idea of the value of irrigation in a country where there is not an inch of rain in average seasons from June to October, inclusive, and where even in the other seven months the annual rainfall does not exceed twenty inches in some parts of California. In the moist atmosphere, the

wet summers and the cold winters of the Atlantic slope, they have never felt the need of supplying water to their fields by artificial channels. In Hindostan \$50,000,000 have been spent in irrigation works with great profit to the country; Lombardy and Piedmont have 1,600,000 acres under irrigation, and owe much of their wealth to their canals; and, as the United States Irrigation Commission says: "It is estimated that there have been expended for the irrigation of 1,000,000 acres in Lombardy not less than \$200,000,000. This expenditure has been spread over seven hundred years, and has made Lombardy a garden." Lombardy has the best cultivation, the handsomest inhabitants, and the densest population in Europe. The reader may learn more upon these points by turning to the article on Lombardy in the *American Cyclopædia*. In Spain, which has a climate and soil similar to those of California, but more rain, and fifteen times more people in proportion to area, irrigated land is sold at various prices, from \$600 to \$2,500 per acre; while land not irrigated never brings more than one-fourth as much, sometimes not more than one-fourteenth. These facts are derived from the Report of the Federal Irrigation Commission. Large districts in Southern California are better situated for irrigation than Italy or Spain. Land which with wild grass and without irrigation will not support more than one sheep upon an acre, when irrigated and cultivated in alfalfa will support twenty, and if the alfalfa be not used for pasture it can be mown five times in a year, yielding two or three tons of hay to the acre at each cutting. If cultivated in grain or common kitchen vegetables, *two or more crops can be gathered in a year*. Such facts suggest some of the reasons why irrigated fields command prices so much greater than can be got for dry lands. Irrigating-canals in Kern, Tulare, Fresno, Los Angeles and San Bernardino Counties have an aggregate length of not less than 1,100 miles, and considerable additions to them will be made every year. In addition to the facilities for irrigation by canals from the snow-fed streams of the Sierra Nevada, and from collecting the winter rains in artificial reservoirs, much may be done with artesian wells, of which California has a larger number in proportion to her population than any other part of the world. Los Angeles County has more than three hundred; and of these eighty were bored in the first half of 1876. One throws up water enough to irrigate two hundred acres of land. There are several hundred in Santa Clara County; others in Fresno, Kern, Tulare, San Bernardino and Monterey Counties. Wind-mills are used extensively for irrigating fields in those places where the water stands within a short distance of the surface of the ground—that is, if water will not rise above the surface through artesian borings, which are cheaper in the course of years than wind-mills, even where surface water can be found by digging only ten feet. The United States Irrigation Report made in 1874, by General B. S. Alexander, Colonel G. H. Mendell, and Professor George Davidson, treating of the Sacramento-San Joaquin Valley, says: "We elsewhere state that the area of the lands which may be readily irrigated is about 7,650,000 acres; and, if we include what are called swamp or overflowed lands, this area is increased to 13,300 square miles, or 8,500,000 acres;

but if the low foothills are included, it is estimated that 18,750 square miles or 12,000,000 acres are capable of irrigation. In the former case, the area of catchment outside of the lands to be irrigated is between three and three and a half



A HONEY FARM IN LOS ANGELES COUNTY, CALIFORNIA.

square miles to each square mile to be irrigated, while in the latter case it is about three square miles to one. Now, if a monthly average of three inches of the

rainfall over the whole area of catchment was delivered during the rainy season by all the streams, they would furnish a supply equal to a monthly average depth of ten inches of water over the whole of the first-mentioned area. Of course, in consecutive seasons of drought this amount would be much decreased. From rough observations of the actual discharge of Kern River near the end of May, 1873, it was found to be equal to a depth of one and a half inches per month from the whole area of catchment of 2,400 square miles. This would give a depth of three inches for irrigation over 1,200 square miles, or 768,000 acres, which is larger than its natural irrigation district. Or, to express the foregoing quantity in other terms, the Kern River in May was daily discharging a body of water equal to a stratum of three inches deep over an area of 25,600 acres. The discharge was doubtless much larger from the middle of February to the end of March, when the waters of irrigation are most needed. These partial results are very suggestive and satisfactory; and we are convinced that the whole eastern side of the valley northward of the Kern River will yield more ample supplies of water. The soil throughout the great valley is of the best and most readily-worked character; but the Commission has not the data to enter into a detailed description of such an extensive region. But it will not be the great valley alone which will be filled with people; the valley of every stream, large and small, will be cultivated with part of the water which will subsequently reach the lower lands. This great basin should in twenty years become the granary of the world. The effects of irrigation will be permanently advantageous; because, when the soil once becomes moistened, it will subsequently require the application of less water for each crop; and, when once a thorough and comprehensive system is adopted, the waters could readily be applied, if necessary, before the first rains to soften the ground and make it fit for the plow."

CALIFORNIA THE PLACE FOR SMALL FARMERS.

California is undoubtedly the best part of the United States for small farmers. It is very common to hear American farmers who have removed to California from Iowa, Minnesota, Illinois, Kansas, or Missouri, say that they make more money from twenty acres in California than they made from one hundred and sixty acres in any of the other States, and with far less labor. The reason for this is that the climate of California is favorable to the growth of fruits which bring a high price in the market; and which, when dried or preserved, have a sale all over the United States and in Europe. Thus, on a small piece of ground in California, the farmer is surer of a living, and of money in his pocket, than he is on much more ground in other States, where he can raise only corn, or wheat, or hogs.

CALIFORNIA FOR MEN WITH SMALL MEANS.—For men with some money, say from eight hundred to two thousand dollars, California is a better State than any other in the United States, for the following reasons: It has a very great quantity of new and very rich land, open to purchase and settlement at very cheap prices. This land lies always near a railroad, because every valley and part of the

State suitable to agriculture is now penetrated by railroads; and the settler is able to buy cheap lands with good titles near railroad lines in every part of the State.

GREAT ADVANTAGES OF THE CALIFORNIA CLIMATE.—The climate of California makes expensive houses needless. Snow is very rare in even the most northern parts of the State; and there is only very slight and occasional frost during the winter. The farmer needs no barns for his horses, cows or sheep. He does not need to store hay for his animals; for the winter rains make all the grasses grow luxuriantly from November to May; and cattle, sheep and horses graze in the fields all the winter through without shelter, and with very little care. This is the reason why the sheep culture has been so generally profitable in all parts of California.

ORDER OF THE SEASONS IN CALIFORNIA.—The farmer in California begins to plow in November; and where wheat, barley and other grains are grown, the land can be plowed from November to March, and the seed put in safely up to the first of April. Thus, it is not uncommon for one man, with the plow such as is used in California, drawn by six, eight or ten horses, to prepare and seed in wheat, in a single season, five or six hundred acres of land. So, also, the vineyards, the orange and lemon, almond, olive, apricot, prune and other orchards, which are so immensely profitable in California, are cultivated all the winter through.

CHEAPNESS OF LIVING.—In California the mild and healthful winters make all expense for firewood or fuel very small. It is well established that what an emigrant settling in Iowa, Minnesota, or Kansas must pay out in two of the severe winters of those States, to keep his family and his cattle warm and comfortable, would buy him a farm in California, and build him all the house he needs for his family.

WAGES IN CALIFORNIA.—The usual wages for farm laborers in California are from one dollar to a dollar and a half (American) per day; and in the harvest season the workman gets, during four or five months, from two to two and a half dollars per day, and three good meals of bread and butter, meat, potatoes and coffee besides. Where men are engaged on farms by the month, for the whole year, they get from thirty to forty American dollars per month and their food, consisting, as above, of bread and butter, meat, potatoes, and other vegetables, and coffee or tea, three times a day. California is a land of the most abundant food; and the farmer does not stint the food of his workman. Where a man has enough money to buy a team of horses and some plows and harrows, he can get work for himself and his horses nearly all the year, at from three to four dollars, and sometimes five dollars per day, the pay being the highest in the harvest season. The food of horses costs very little in the agricultural parts of the State. Usually a man who owns a team of horses sows five acres of alfalfa (a kind of clover that may be cut six or eight times a year), and from this he gets feed enough for horses, a cow, pigs, and chickens all the year round, needing to buy only a little barley for his working-horses. The great need of California is men who can and will work; and in every

part of the State, from the farthest south to the farthest north, the emigrant without money, but with strong arms and good habits, can get immediate and constant employment on land, at as high or higher wages than are paid any where else in the United States for the same work. Girls and women who wish to serve as cooks and chambermaids in houses are equally certain of immediate employment. In nearly every village along the railroads of California, still more in every important town, there is a strong demand for industrious and willing men and women as farm laborers and as house servants—a demand which constantly increases, and which will not be fully supplied, probably, for many years.



NOTES UPON THE CLIMATE AND HEALTHFULNESS OF CALIFORNIA.



IF paramount concern to the emigrant is the climate and healthfulness of that section of country which is to be the locality of his future labors and the home for himself and family. What to him, indeed, are fair fields and flowering plains, if miasma insidiously lifts its head? What are soft and perfumed breezes, if they waft the seeds of pestilence and death? What are bountiful harvests of golden grain or orchards of luscious fruit (or all the wealth the world can yield), if disease must continually cross the threshold and take away the beautiful blossoms of the family tree? The author is of the impression that the first questions in the mind of most heads of families coming West are those of climate and temperature; for upon these must depend, to a great extent, the amount of labor necessary to the culture of the great staples of food, and, what is more primarily essential, the condition of physical health superinduced thereby. An examination of the books of Blodgett, Loomis, Herschal, and others, will show that no other part of the world has a climate so equable and favorable from January to December. The very fact that many persons *sleep in blankets the year round, and that all field work from January to December is performed by laborers in their shirt sleeves*, presents a better and more unequivocal illustration of the equability of the climate and temperature of California, perhaps, than any other incident that could be given. The superiority of the climate of California over that of Italy has been mentioned by many noted travelers. The London *Spectator* says the climate of California and of Tasmania are "the nearest perfection in the world." C. L. Brace says "it is the most exhilarating." Samuel Bowles says "there is a steady tone in the atmosphere like draughts of champagne." Robert von Schlagintweit says "it is like Italy's climate, except that it is not so enervating." It is a common saying that no people have so much local pride as the Californians, and none are so discontented when they have to move to another State or country. Much of their attachment to the land is caused by the geniality of its sky. Fort Yuma has three hundred cloudless days in a year; San Bernardino has two hundred and seventy-five; Los Angeles and the southern part of the San Joaquin Valley two hundred and twenty; New York, one hundred and twenty; London, sixty. Milan is the chief city of Lombardy, a province in which the fig, the olive, and the grape are extensively cultivated. Nice is the center of

a region considered more salubrious, at least in winter, than any other part of Europe. Dijon is in the champagne district of France. Naples is the typical city of the south of peninsular Italy. These four places are fair representatives of the climates of France and Italy; they can make no claim to superiority when compared with California. Many of our towns have warmer winters, cooler summers, and less frost in the spring. All the attractions that the clear skies of Greece and Italy have had from remote times for the natives of the cloudy north are possessed in a superior degree by our State.

As climatic evidence, the following table is presented, giving the results of observations at various points in California, as compared with some of the world's noted climates:—

MEAN TEMPERATURE.

PLACE.	JAN.	JULY.	DIFF.	LAT.	RAIN-FALL.
	Deg.	Deg.	Deg.	" "	Inches.
Austin, Texas - - - -	36	84	48	30.00	40
Cincinnati, Ohio - - - -	21	77	56	39.06	42
Chicago, Illinois - - - -	10	63	53	41.00	40
City of Mexico - - - -	52	63	11	19.26	30
Delano, California - - - -	47	86	39	35.00	3
Dijon, France - - - -	33	70	37	47.00	35
Fort Yuma, Arizona - - - -	56	92	36	32.43	3
Genoa, Italy - - - -	46	77	31	44.24	40
Gilroy, California - - - -	41	78	37	37.00	31
Honolulu - - - -	71	78	7	21.16	17
Hollister, California - - - -	48	73	25	36.00	17
Jacksonville, Florida - - - -	58	80	22	30.50	60
Los Angeles, California - - - -	55	67	12	34.04	22
Monterey, California - - - -	52	58	6	36.36	15
Milan, Italy - - - -	33	74	41	45.00	35
New York - - - -	31	77	46	40.37	59
New Orleans, Louisiana - - - -	55	82	27	29.57	61
Naples, Italy - - - -	46	76	30	40.52	30
Nice, France - - - -	47	75	28	43.00	25
Pajaro, California - - - -	49	58	9	36.00	26
Richmond, Virginia - - - -	33	77	44	37.00	45
San Francisco, California - - - -	48	58	10	36.36	25
Santa Barbara, California - - - -	56	66	10	34.24	15
San Diego, California - - - -	57	65	8	32.41	12
Sacramento, California - - - -	45	73	28	38.34	19
Stockton, California - - - -	49	72	23	37.56	13
San Mateo, California - - - -	46	59	13	37.00	26
San Jose, California - - - -	46	69	23	37.00	15
Salinas, California - - - -	47	65	18	36.00	19
Soledad, California - - - -	43	70	27	36.00	14
Savannah, Georgia - - - -	39	82	43	32.00	45
St. Augustine, Florida - - - -	59	77	18	30.05	65
Vallejo, California - - - -	48	67	19	38.05	28

The climates of Central California may be grouped into coast climate, climate of the interior valley, climate of the Sierra slope. The first has a small range of temperature, slight fogs, and sea breezes. The second has a greater summer

temperature than on the coast, a dry northerly wind at times, and no fog. On the Sierra slopes, also northward in the Coast Range, the climate as we ascend approaches more and more to that of New England until we reach the snow line. In many counties thirty miles travel takes one from where oranges grow to where only hardy fruit trees prosper. The general features of these three climates of which



A WINTER SCENE IN CALIFORNIA

we have spoken mingle or are interchanged, according as the valleys open toward the sea, or away from it, or slope northward or south. The minimum temperature generally of Ohio in January is 10° below zero, or 42° below the freezing point, or, as we say, 42° of frost—whereas most of the valleys of California do not have more

than two degrees of frost, and many of them none at all. The mean temperature of Ohio in January is 21° Fahrenheit, indicating that the average day in that month has 11° of frost, whereas the average January day of a large portion of California is at least 22° warmer than in Ohio. At Augusta (Georgia), in latitude 33° , as we learn from Blodgett's Climatology, the thermometer has fallen to 4° below zero, or 20°



WINTER WEATHER ELSEWHERE IN THE WORLD.

below the greatest cold observed in this state at Marysville, in latitude 39° . The figures for the southern coast of California, from Santa Barbara to San Diego, a distance of one hundred and fifty miles, are nearly the same as those of Los Angeles, though in many places several degrees warmer in winter and cooler in summer.

Savannah (Georgia), in the same latitude with San Diego, has a minimum temperature of 22° in January and 37° in April—figures considerably below those that prevail in the valleys of California. It is the severity of the occasional frosts that prevents the cultivation of the fig, orange, pomegranate, date-palm, olive, eucalyptus, and other delicate plants in South Carolina, Georgia and Tennessee, though they thrive in the same latitudes on this side of the continent. Austin (Texas) farther south than any part of our State, is much cooler in winter than the California valleys, 10° farther north. Three-fourths of the State has its rainfall between November and April, and eight months of the year is practically rainless, which facilitates and cheapens farm operations. Over many parts of California the rainfall is not more than ten inches on an average, and when it falls below this, artificial irrigation is usually needed. The available supply of water, however, is large enough for any demand, if properly husbanded. The deaths for each one thousand inhabitants in several of the leading cities of the United States are presented in the following table, and the comparison cannot fail to be suggestive :

St. Louis	24	New York	29
San Francisco, California	20	New Orleans	37
Boston	24	Los Angeles, California..	13
Chicago	24	San Diego, California	13
Sacramento, California	19	Santa Barbara, California...	13
Baltimore	27	Monterey, California	10

Cold with moisture leads to pulmonary diseases; heat with moisture leads to malarial fevers; and pulmonary and malarial affections are two of the main classes of mortal disease. Fevers carry off about fourteen per cent of the people of the Atlantic States of America directly; but indirectly they lead to a much larger proportion of deaths, for they there attack nearly everybody at some period of life, and by enfeebling their systems, prepare many to die by attacks of other diseases. In Massachusetts twenty-nine per cent of all the deaths are caused by diseases of the respiratory organs; in London, twenty-six per cent; in Michigan, twenty-four per cent, and in New York City, twenty per cent. Proceeding southward toward the Gulf of Mexico, consumption decreases, but the more rapidly fatal disease of pneumonia takes its place, together with meningitis and nervous disorganization. It is safe to say that one half of the people of the Atlantic, Middle, and Gulf States die directly or indirectly by disorders in the functions of the respiratory organs, or by fevers. Blodgett, who published his works on Climatology, in 1857, was so favorably impressed with the salubrious points of Southern California meteorology, that he felt no hesitancy in declaring that not more than four per cent of the natives of California would die from the effect of pulmonary complaints. Other eminent writers who have made the examination of climate and healthfulness a life study, declare that fevers and diseases of the malarial character carry off about one-half of mankind, and diseases of the respiratory organs one-fourth.

From such diseases many of the towns of California are remarkably free. The dryness of the atmosphere prevents malarious disease, and is also a great relief to consumptives. *Cholera, yellow fever, sunstroke, and ravages by wind storms are unknown!*

The head of a family is also interested quite as much nowadays in the educational facilities afforded by the new State in which he intends to take up his permanent residence as in its climate and soil. Suffice it to say that no state in the Union spends more relatively on its common schools, or has a better educational system, or more competent teachers. The common schools are all or nearly all provided with libraries for the use of the children. The people generally are distinguished for their intelligence and civility. Churches and benevolent associations are numerous, and Californian society lacks none of the influences that contribute to the refinement of manners or the enjoyment of life.

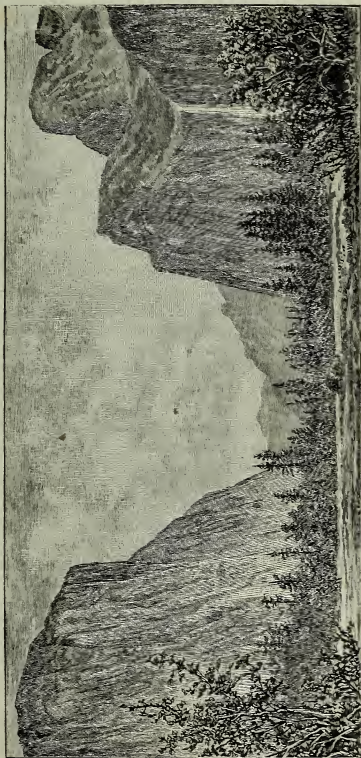


HEALTH AND PLEASURE RESORTS OF CALIFORNIA.



ALL who visit the Golden State, as well as its residents, admit that it is amply provided with health and pleasure resorts—a great many of which have no equals elsewhere in the world. Certainly, there is no other Yosemite, that we know of, on either hemisphere; nor no trees that seem to touch the sky and display a circumference of an hundred feet. Yosemite Valley is a marvel of grand and magnificent scenery, which no tongue or pen can adequately describe. It is two hundred and seventy-five miles from San Francisco, one hundred and eighty-five miles of which is by rail. Horace Greeley wrote of this Valley of Wonders as follows: "Of all the grand sights I have enjoyed—Rome from the dome of St. Peter's; the Alps from the valley of Lake Como; Mount Blanc and the glaciers; Niagara and Yosemite—I judge the last named the most unique and stupendous. It is the grandest marvel that ever met my gaze." Conspicuous among the wonders of the Yosemite Valley is El Capitan, a solid block of granite, seven times higher than the spire of the Strasburg Cathedral, and nearly eight times as high as the extremity of the cross of St. Peter's at Rome; then there is the Bridal Veil Falls, 900 feet; also Cathedral Rock, 2,660 feet; Three Brothers, 3,830 feet; The Sentinel, 3,043 feet; Yosemite Falls, 2,526 feet; the Dome, 3,568 feet; Half Dome, 4,737 feet; Cloud's Rest, 6,150 feet; Vernal Falls, 400 feet; Nevada Falls, 600 feet; Glacier Point, 3,200 feet; Sentinel Dome, 4,150 feet, Merced River, Mirror Lake, and many other great attractions. The Geysers, ninety-three miles from San Francisco, are also worth going quite a distance to see. The big trees of Calaveras and Mariposa counties are second only to the Yosemite Valley in point of attractiveness, and are the largest trees known in the world. The groves of the Big Trees are limited in latitude between 36° and 38° 15' nearly; at least, so far as we now know. The Calaveras Grove is the most northerly, and the one on the south fork of the Tule is the farthest south of any yet known to us. They are also quite limited in vertical range, since they nowhere descend much below 5,000 or rise above 7,000 feet. They follow the other trees of California, in this respect, that they occur lower down on the Sierra as we go northwards; the most northerly grove, that of Calaveras, is the lowest in elevation above the sea-level. There are eight distinct patches or groves of the Big Trees—or nine, if we should consider the Mariposa trees as belonging to two different groups, which is hardly necessary, inasmuch as there is only a ridge half a mile in width separating the upper grove from the lower. The eight groves are, in the

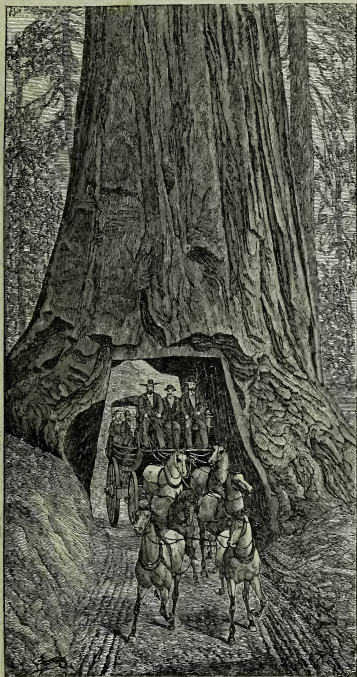
geographical order from north to south: first the Calaveras; second the Stanislaus; third, Crane Flat; fourth, Mariposa; fifth, Fresno; sixth, King's and Kaweah Rivers; seventh, North Fork Tule River; eighth, South Fork Tule River. The Calaveras Grove is one hundred and seventy-five miles from San Francisco; one hundred and three miles of which are by rail; the Mariposa Grove is two hundred and fifty-five miles from San Francisco, one hundred and eighty-five miles of which are by rail. Among the noted mountains are Shasta, 14,400 feet high; Lassen's Peaks, 10,577 feet; Mount Diablo, 3,856 feet; St. Helena, 4,343 feet; Mount Hamilton, 4,440 feet; Mount Dana, 13,300 feet; Mount Whitney, the highest peak in California, 15,000 feet; near Whitney is Mount Tyndall, 14,386 feet in height. Mount Ripley, in Lake County, is 7,500 feet. Mount San Bernardino, in San Bernardino



LOWER PART OF YOSEMITE VALLEY — EL CAPITAN ON THE LEFT AND BRIDAL VAIL FALLS ON THE RIGHT.

County, is nearly 9,000, San Geronio, in the same county is over 7,500; the Loma Prieta, in Monterey County (Gabilan range), is 4,040; Mount Brewer, in Fresno County, 13,886; Mount King, same county, 14,000 feet. Tehachapi is nearly 8,000 feet; Table Mountain, in the northern part of the State, is 6,500 feet; the Sierra Buttes, thirteen miles east of Downieville, are 8,300 feet; Table Mountain, on the Stanislaus River, is a mass of basaltic lava, thirty-eight miles in length and 2,000 feet in height. Mount San Jacinto, San Diego County, is 5,500 feet. The principal lakes are Tahoe, Tulare, Donner, Webber, Independence, Clear and Blue Lakes, although there are hundreds of smaller ones. The principal rivers are the Sacramento, San Joaquin, Kings, Kern, McCloud, Salinas, Russian, Los Angeles, San Gabriel, Santa Ana, Colorado, and many others. Sea-side resorts are numerous, and, unlike those in other parts of the world, are kept open the year round. Monterey, the "Queen of American Watering Places" (one hundred and twenty-five miles by rail from San Francisco), has long been noted for its equable temperature and for its health-giving atmosphere and breezes. It was founded one hundred and thirteen years ago by the Franciscan Missionaries, whose landmarks of civilization dot the Pacific Coast, here and there, from the Mexican border to San Francisco. It was the first capital of California, and has always enjoyed amongst old Californians, the reputation of being one of the most healthful and one of the most delightful spots in their State. There is probably no place upon the sea-shore in our State so replete with natural charms as Monterey. Its exquisite beauty and variety of scenery is diversified with ocean, bay, lake, and streamlet; mountain, hill, and valley, and groves of oak, cypress, spruce, pine, and other trees. The Bay of Monterey is a magnificent sheet of water, and is twenty-eight miles from point to point. It is delightfully adapted to boating and yachting; and many kinds of fish (and especially rock-cod, barracuda, pompino, Spanish mackerel and flounder), may be taken at all seasons of the year. For bathing purposes the beach is all that could be desired—one long, bold sweep of wide, gently sloping, clean white sand—the very perfection of a bathing-beach; and so safe that children may play and bathe upon it with entire security. There are also great varieties of sea-mosses, shells, pebbles, and agates scattered here and there along the rim of the bay, fringed as it is at all times with the creamy ripple of the surf. The beach is only a few minutes walk from the Hotel del Monte, and is a very fine one. Mr. W. H. Daily, for a long time the champion swimmer of the Pacific Coast, and who has made himself well acquainted with the character of several of the most noted beaches from San Francisco to Santa Monica, says in a letter dated *Monterey, December 15, 1879*: "I have made a careful examination of the beach at this place, as to its fitness for purposes of bathing. I find it an easy, sloping beach of fine sand; no gravel, no stones anywhere below high-water mark. I waded and swam up the beach a quarter of a mile, that is, toward the east, and also westward toward the warehouse, and found a smooth, sandy bottom all the way—no rocks, no sea-weed, and no undertow. The whiteness of the sand makes the water beautifully clear. I consider the beach

here the finest on the Pacific Coast. *I was in the water an hour yesterday, and found it, even at this time of the year, none too cold for enjoyable bathing.*" At



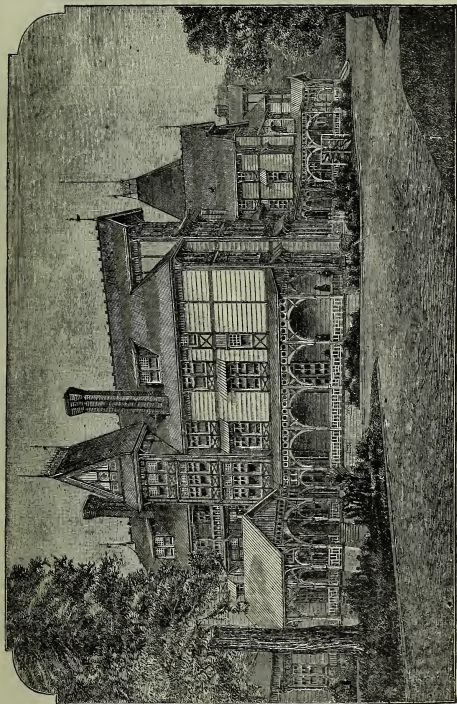
A DRIVE THROUGH ONE OF THE BIG TREES OF CALIFORNIA.
32½ FEET IN DIAMETER.

Monterey is the Hotel del Monte, which, without question, is the handsomest watering-place hotel in America. No sea-side hotel upon the Atlantic coast can approach its plan of exterior, while its interior design and finish display the same refined taste and lavish use of wealth. In a word, the wealthy proprietors of this beautiful retreat had no other aim than to supplement nature by art. Wherenature had been so lavish in its provisions, they felt that no common device would seem appropriate, and the question of returns for their outlay in dollars and cents appears scarcely to have entered into their calculations. The hotel is 385 feet in length and 115 feet in width, with wings. There are three stories and additional floors in the broad towers. All the rooms are lofty, light and airy, and all

are of liberal size. In fact, the average eastern hotel, with the same space at command, would increase its capacity at least twofold. The office, or lobby, in the front

center of the building, is a delightful apartment 42 by 48 feet, containing a mammoth fireplace. As in the best eastern resorts, the office is intended as much for the occupancy of ladies as for gentlemen. Connected with the lobby is a pleasant reading and writing room, 24 by 26 feet, and beyond this and entered from the spacious hallway, is a ladies' billiard room, 25 by 62 feet, one of the largest, and at the same time most elegant apartments for such uses to be found in any hotel in America. A ladies' parlor, 34 by 42 feet, lies beyond this room, and partly in the rear and approached by means of both a hallway and a covered veranda, is a fine ball-room, 36 by 72 feet. A hall or corridor twelve feet wide extends the whole length of the building. The dining-room is an elegant apartment 45 by 70 feet, and there is also a dining-room for children and servants, and rooms for private parties. The kitchen is 33 by 40 feet. There are 28 *suites* of rooms on the lower floor. There are three staircases, one at the intersection of each of the end wings, and the third, the grand staircase, leading from the office in the center. In rear of, and communicating with the latter, is the dining-room. In the second-story there are 48 *suites*, or about 100 rooms, with a hall or promenade twelve feet in width. In the remaining story there are 13 *suites* and 29 single rooms—65 apartments in all. The central tower or observatory is 25 by 30 feet and about 80 feet high, and the end towers are 50 feet in height. There are ten rooms in the large tower. There has been an addition built lately, with sixty apartments, so that three hundred guests can be accommodated. The hotel is lighted throughout with gas made at the works upon the grounds; and supplied with pure water from the Carmel River. No pains have been spared to provide against fire, both in the perfect construction of flues and in the apparatus for extinguishing flames. The house is elegantly furnished throughout, and is kept so scrupulously clean that the visitor is sure to think it can have been opened but yesterday. The bar, bowling-alley, and smoking-room are contained in a separate building, and still further away, hidden by the trees, is a finely appointed stable and carriage-house. As driving constitutes one of the leading amusements of Monterey, these latter provisions have been especially looked after. The stable has accommodations for sixty or more horses, and there is telephonic communication between hotel and stable. Both hot and cold water are carried through the hotel in pipes, and the house is provided with all modern appliances and improvements. There are bathrooms on the different floors free to the guests. In front and at the ends of the house are broad, shaded verandas, where the guests may sit indolently in the easiest of lolling and "lazy" chairs, inhaling the pure air fresh from the ocean, perfumed with the aroma of flowers, or, preferring exercise, indulge in the gentle excitement of "shuffle-board." The grounds surrounding the hotel present the perfection of art in the way of landscape gardening. Under the direction of Mr. R. Ulrich, an accomplished landscape gardener, a corps of between forty and fifty men is kept constantly engaged in embellishing the gardens, avenues, and walks. The approach to the hotel from the railway station is by a winding avenue shaded by venerable

trees, or by a graveled walk forming a more direct route. The distance is slight, as the hotel has a station upon its own grounds. To the left is a little pond bearing



HOTEL DEL MONTE, FROM A PHOTOGRAPH BY WATKINS, TAKEN IN JANUARY, 1883.

*"Where a leaf never dies in the still blooming bowers,
And the bee languids on thine' a whole year of flowers."*

its old Spanish title of Laguna del Rey. Still further away but hidden by the trees from view, is a race-track. The hotel is first seen through a vista of trees, and

in its beautiful embowerment of foliage and flowers resembles some rich private

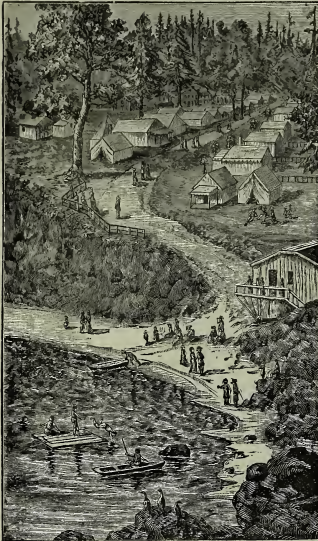


BAY OF MONTEREY — MONTEREY ON THE RIGHT AND SANTA CRUZ ON THE LEFT — AND BIRD'S EYE VIEW OF INTERIOR COUNTRY.

home in the midst of a broad park. This impression is heightened when the

broad extent of avenues, lawns, and flower-bordered walks come into view. The gardener's art has turned many acres into a choice conservatory, where the richest flowers blossom in profusion. Here and there are swings, croquet-plats, an archery, lawn tennis grounds and bins of fine beach sand, the latter being intended for the use and delectation of the children who cannot await the bathing hour for the daily visit to the beach. The use of all these, as well as of the ladies' billiard room, is free to guests. In all directions there are seats for loungers. Near Monterey is the Pacific Grove Retreat—or Christian Sea-side Resort—a less brilliant neighbor of Monterey than the Hotel del Monte, but none the less attractive in many respects, and is to the Pacific Coast what Nantucket, Martha's Vineyard, and Ocean Grove are to Atlantic sea-side resorts, except that the Pacific Grove Retreat has as equable a temperature as Monterey itself, and is kept open all the year round. It is delightfully situated on the beautiful bay of Monterey, less than two miles from the old town, and in loveliness of location cannot be excelled, its graceful pines extending to the water's edge. As a healthful place of resort, it is not surpassed by any locality in the world. It has long been established as a medical fact that a residence in a country wooded with pines is peculiarly beneficial to all those suffering from bronchial or throat affections. Added to this is the ozone from the sea air and the equability of climate from January to December. There are in the grove mineral waters of the very highest excellence for medicinal purposes, and reference can be given from persons well known throughout the State as to the advantages to be derived from their use. A careful analysis has proved them to be almost identical with the world-renowned waters of Cheltenham, England. Then there is Santa Cruz, a little over a hundred miles from San Francisco by rail, a most delightful and popular resort. "Grace Greenwood" (Mrs. Lippincott, of Washington), who visited California some years ago, thus wrote of Santa Cruz to the *New York Tribune*: "Santa Cruz is a beautiful smiling town seated on the knees of pleasant terraces with her feet in the sea." A correspondent of the *Toronto Globe*, writing from San Francisco to that paper on March 25, 1882, said: "Santa Cruz is, I think, one of the pleasantest places in California. I spent several days there—summer days in January—warm sunshine and blue skies almost every day. Stretched out before you are the bluish-green waters of Monterey Bay, and here is a beach for sea-bathing fully equal to that of Cape May, all nearly surrounded by mountains, the great Loma Prieta, hoary with its snow-covering, looming up above the rest. In almost every garden, the choicest roses were in full bloom, richer and more fragrant here than any I have seen in any other part of California, and the farming land in the vicinity appeared to be of excellent quality. The climate of Santa Cruz, and of Monterey, on the opposite side of the bay, is really more genial and equable than that of any part of Italy. Many of the citizens of San Francisco spend their summer months at Santa Cruz." Then there are Aptos, Pescadero, Camp Capitola, Santa Monica, Willmore City, Camp Goodall, New Brighton, Soquel, and many other ocean-side resorts of more or less renown. Cali-

foria has more hot and cold mineral springs than all other parts of the United States together. There is hardly a county in the State that there are not from one to scores of healing springs. The waters of our Paso Robles, Paraiso, Gilroy, Harbin, Byron, Siegler, and of other hot springs, are undoubtedly as beneficial for sciatica, rheumatism, gout, paralysis, palsy, and cutaneous complaints, as the famous waters of the Hot Springs of Arkansas. The cold soda and Vichy of Santa Clara County are as palatable and every bit as efficacious as the waters of Saratoga; the hot mineral

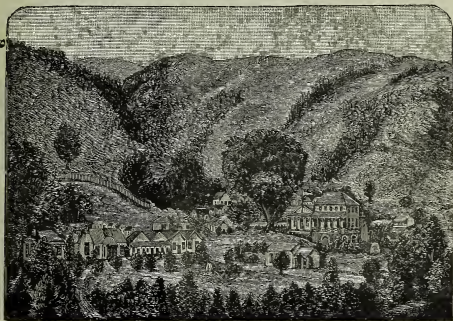


PACIFIC GROVE RETREAT (NEAR MONTEREY)—OPEN ALL THE YEAR ROUND.

ern California has become a favorite resort for pleasure-seekers, and to them and to the Southern Pacific Railroad it owes a large part of its wonderful increase in wealth and population during the last four years. The attractions for such visitors will increase with time, as the orchards of oranges, lemons,

waters of Lake, Napa, Sonoma, Plumas, Colusa, Los Angeles, Santa Barbara, San Bernardino, and San Diego Counties are, we believe, superior to any Eastern waters except, possibly, those of Arkansas; while many of the cold sulphur, soda, and chalybeate springs of Napa, Colusa, Lake, and Sonoma Counties excel even those of Bethesda (Wisconsin), Iuka (Mississippi), and Saratoga (New York). Our Springs are all so accessible, too, that they are visited by tens of thousands of people every summer who are healthy and strong, and who do not actually require, so far as they are aware, the healing and restoring virtues of mineral waters; but who occasionally join the annual caravan of invalids in order to enjoy that elixir which is supposed to be contained in a change of atmosphere, water, and scene. That portion of the Golden State known as South-

olives, figs, almonds, and dates, the vineyards and the gardens become more extensive, and as the additional railroads and other improvements stimulate business and provide still greater facilities for travel. In the cities of Los Angeles, San Diego, and Santa Barbara the traveler will now find hotels which have few if any equals in Southern Europe for the excellence of their management and the completeness of all their arrangements. Fevers and diseases of the malarial character carry off about one-half of mankind, and diseases of the respiratory organs one-fourth. From such diseases the towns of the Southern coast are remarkably free. The dryness of the atmosphere prevents any malarious disease, and is also a great relief to consumptives. A comparison of the meteorological



PARAISO HOT AND COLD SODA AND SULPHUR SPRINGS, MONTEREY COUNTY, CAL.

tables shows that the coast from Santa Barbara to San Diego has a better climate for consumptives than the famous Riviera or Mediterranean coast near Nice, which is considered the best place in Europe for them. Nice is not so good as Southern California in the winter, and is much worse in summer. Notwithstanding its climatic inferiority, the coast of the Mediterranean from San Remo to Hyeres owes a large part of its wealth to the throng of wealthy invalids with their friends from Northern Europe. Southern California will be enriched in the same manner. In conclusion, permit us to again say to all who would better their condition—native and foreign-born—come to California—and come at once.

SOME NOTEWORTHY FACTS FOR INTENDING SETTLERS.

UNDER this heading we present a small miscellaneous array of unmistakable facts for intending settlers in a State which produces everything in the way of cereals, grasses, fruits and vegetables; where there are no blizzards, no snows in the valleys, no lightning, and where the climate is so uniformly good and the temperature so equable that a man may work comfortably in his shirt-sleeves nearly every day in the year and sleep sweetly under blankets every night from January to December. *This cannot be said of any other State or Territory in the United States, truthfully.*

WHAT FARMER HUNT WROTE HOME FROM PLACER COUNTY.

* * * There may be opportunities elsewhere, but none so golden as are presented here. Land that I paid \$3 to the Central Pacific Railroad Co. for four years ago I could get \$30 for now, unimproved. But I have fruits and grapes of many varieties, grain, grass, and a perfect home in a modest way. In reply to yours of the 8th I would say that there are yet hundreds of thousands of acres of superior valley lands to be obtained at reasonable prices; there are yet foot-hill farms, clothed in rich grasses and brilliant flowers, that invite the home-seeker to homestead them, and there are canyons and mountain belts, with brooks and waving trees, where pleasant homes may be made. There is plenty of land for all in this most beautiful climate ever known, and those who secure it now, will, before another decade, congratulate themselves more heartily than if they had found a mine of gold.

WILLIAM HUNT.

[Mr. Hunt's P. O. address is Auburn, Placer Co., Cal.]

INCOMPARABLE SACRAMENTO VALLEY.

* * * If a man's objective point is a place where he can grow oranges, lemons and grapes, and also all the temperate zone fruits in abundance and of the finest quality, the Sacramento Valley is the Mecca of his ambition. He might look around the world and not find a locality better adapted to his wants. He has a valley of over one hundred and fifty long and forty to fifty miles wide set in a frame of foot-hills from five to fifteen miles deep, to select from. If he does not want the level valley, he has the foot-hills, where he may choose slopes to the east, west, north and south. There is a variety of climate, to a degree found nowhere else—warm on the low levels, cool and cooler as you gain altitude on the hills. In some parts of the valley there are miles of oak-trees. As a rule, timber is plenty in the foot-hills, while on the mountain's side are endless forests of the grandest trees in America.

Of soil there is every quality ; loam, gravelly, sandy, adobe and combinations of all. The red lands are thought much of for vines and fruit-trees. Among the foot-hills water is more easily obtained and more abundant than in many other sections of the State. Cultivation has followed the line of the Central Pacific Railroad for more than thirty miles up the hill and mountain, and everywhere the most remarkable products have rewarded the soil-tiller's efforts. In the foot-hills there is a warm belt from five to ten miles wide, stretching along the west base of the Sierra, where frost seldom or never comes. At Newcastle and below vegetation grows with a tropical luxuriance. Near Loomis', in the warm belt, grape cuttings planted in March of last year now have shoots six to seven feet long, on which are large bunches of grapes. An olive-tree, from a cutting put down last year, bloomed this Spring, and is now loaded with fruit. Peaches and apricots set out one year ago will this year yield a considerable crop. There is no doubt but that oranges, lemons and limes will do equally well in that locality. There has been no artificial irrigation, and none is required. This warm belt extends the full length of the valley.

The east side of Tehema County has a large area of foot-hill country well adapted to fruit-trees and vines. Cottonwood Creek, sixteen miles north of Red Bluff, will become a great fruit section in a few years. Along this creek there is a body of good land, five to seven miles wide by twenty miles long. Dry Creek and Clear Creek, both tributaries of the Sacramento River, in Shasta County, are grand places to look for excellent and the same time cheap, as to price, fruit and vine lands.

In the foot-hills of Sacramento Valley are several million acres of as good fruit and vine soil as ever lay out of doors, as yet uncultivated. The best part of what I intended to say is yet to come, which is, that much of this land—in fact the most of it—can be purchased at a very low price. The man who wants to raise oranges, apples, grapes, pears, etc., need not pay one hundred dollars an acre for wild, waterless land, while such a vast area of the Sacramento Valley and its foot-hills is a stranger to the plow and hoe.

J. M. BASSETT.

[Mr. Bassett has lived in California thirty years, and is a well-known writer of facts. His P. O. address is Oakland, Alameda Co., Cal.]

WHAT A WEST VIRGINIAN SAYS.

LOS ANGELES, CAL., Nov. 16, 1883.

But putting aside romance, in the sense of seeing and describing things from the standpoint of imagination rather than of reality, I may appropriately say that this is one of the most romantic regions that I have yet seen in my travels. This place is really situated in a peculiar and remarkable region. You will see by the

maps that it is on the line of the 34th parallel, or about the line of central Mississippi, Alabama and Georgia. And yet the climate is not by any means the climate of that line in those States. It has all their winter warmth without the enervating heat of their summers. It has all their capacity to produce tropical and semi-tropical fruits, and yet it has, what they have not, an additional capacity to produce the fruits of more northern latitudes. It is not only the land of the orange, the lemon, the fig, the olive, the almond, the magnolia and the palm, but also of the apple, pear, peach, apricot, cherry, quince and plum. But, more than all the rest, it is the home of the vine in its greatest variety and luxuriance in the United States.

This is the 16th day of November, and yet the weather is as clear, bright and beautiful as on the 16th day of September in the Ohio Valley. In fact the October and November weather that I have seen in California, and especially in this part of the State, resembles our best September weather. It is crispy and coolish in the mornings and evenings, and quite summerlike from 10 a. m. to 4 p. m. during the day. It differs from the Ohio Valley September weather, however, in the fact that these Fall nights bring no frost with them. It is its proximity to the ocean on one side and the mountains on the other that supplies the refreshing air by day and the low temperature of the nights, and yet wards off frost. And this is the reason why tender garden vegetation can be grown in the Californian valleys, and especially in this valley, the year round. The intermingling of sea and mountain air prevents the precipitation of frost save occasionally in the winter in certain localities. In many localities there is no frost the year round.

AS SEEN BY ENGLISH EYES.

[We take the following from the London *Echo*, because it is a very beautiful tribute to California by an intelligent foreigner, and as tending to show how the Pacific Coast is attracting the attention of the Old World:]

Of all the Western States, with their rolling prairies, majestic rivers, and cloud-dividing hills, none can compete with California in the infinite variety of her natural beauties, the equable charms of her climate, or the surprising richness of her soil. Shut in by savage peaks between the Sierra Nevada and the Pacific; swept by the Kurosiwo, that vast ocean-stream upon which the seasons expend their cold and heat in vain, the fair lands of this remote territory swell into smiling uplands or sink into fertile valleys, down to which impetuous rivers rush and tumble through rocky canyons of unsurpassable grandeur. The Sacramento River is broad and deep where it meets the flow of the San Joaquin, and there is no turbulence in the twin current as it moves on with stately progress to join the ocean through the Golden Gate. But the Sacramento bursts out from the hill-side a full-grown stream, under the peaks of Shasta, fifteen thousand feet in air, and has many a wild struggle to free herself from the caresses of mountain spurs and fallen rocks before

she reaches the lovely level of Elmira. And as for the San Joaquin, her watersheds are the glory of America. What valley can compare with Yosemite, the valley of the "large grizzly bear," where the melted snows of the Sierra leap over awful precipices, and unite their troubled waters three thousand feet below, to form the meandering stream of the tributary Merced? What waterfall is so lovely as Tueeulalah, leaping from the brink of the Hetch-Hetchy canyon, eighteen hundred feet from lip to base, shooting out at first intact and clean-cut, then, separating into watery rockets that imperceptibly change into a lace-like drapery of mist and spray, swaying to and fro a hundred feet across the face of the cliff? What groves can equal those of Calaveras or Mariposa, where gigantic trees tower upward three and four hundred feet, and roadways are carried under arches burned through the mammoth trunks? Yosemite and the Hetch-Hetchy, and the groves of Calaveras, too, have taken their place among the supreme efforts of Nature, as matchless testimonies to the glory and magnificence of the patrimony of man.

Irresistibly attractive as this aspect of California is, there is another aspect in which it may be viewed, less picturesque perhaps, but more practical. Few portions of the globe present such an extraordinary combination of climatic circumstances favorable to the abode of man. A generation ago California was as unknown as the Sahara. In 1848 San Francisco consisted of a few rude shanties. To-day San Francisco is a city of three hundred and forty thousand inhabitants, increasing at the rate of thirty thousand every year; and north and south spread hundreds of square miles of cultivated lands, yellow in season with rich harvests "that form, as yet, only a handful in bulk to what the country is capable of producing." To Southern California, especially, does this glowing description apply. The undeveloped lands of the Southern Pacific Railway are waiting for the touch of the plow to break into heavy crops of wheat, or for timely grafts and fruit-seeds to relieve their richness in vineyards and orchards. Take, for instance, the county of Los Angeles, in which there are yet hundreds of allotments untenanted. There are districts here in which fields have been cropped in wheat each year for twenty-five years, and still return to their owners from twenty to thirty bushels to the acre. Alfalfa, a richer substitute for hay than red clover, is grown in irrigated districts, and yields from one and a half to two tons per acre five or six times a year, the cuttings being about six weeks apart from April to September. Alfalfa throws down a tap root some twenty feet into the soil, thus securing moisture and fertility from its lowest reaches. Even more remarkable is the grape production of Southern California. In grape-growing countries in Europe, even heavy manuring cannot secure more than three or four tons to the acre; but here the average yield from the same varieties is seven or eight tons per acre, and on some lands as high a figure as twenty tons per acre has been reached. The grape-growing qualities of the Californian soil and climate will undoubtedly make this the grape-growing country of the future. The acreage under this cultivation is already 75,000, and it is increasing at the rate of 15,000 and 20,000 acres every

year; but not fast enough to meet the demands of the wine and raisin industries that have sprung up in connection with it. Last year fifteen million gallons of wine were sent out of California, a huge manufacture; and by way of keeping up the huge scale upon which everything in this favored country is done, two settlers near Los Angeles, a city so lovely that it is called the City of the Angels, have established the largest vineries in the world, with machinery capable of crushing three hundred and two hundred tons of grapes each day respectively. The raisin industry is in its infancy, but there is nothing to hinder Californian grape-growers supplying the whole United States demand of two million boxes per year. One acre will produce 240 boxes, the lowest value of which is £100. Considering that in 1881 only 110,000 boxes of Californian raisins were sent into the States, it is clear that this branch of industry is capable of immense development. The growth of oranges and lemons is also largely increasing. Oranges have been known to attain a circumference of 16½ inches, and their luscious flavor gives them a ready sale in all markets. Even the bees are busier here than elsewhere, producing about 5,000,000 pounds of honey in the bee farms every year.

RESULTS OF CAREFUL CULTIVATION.

Commenting on the sale of the famous O'Banion and Kent orchards of Santa Clara, the *Sacramento Bee* says: "The orchard was lately sold for \$72,000. A year ago it was sold for \$60,000, and has since produced about \$50,000 worth of fruit. Seven years ago the land embraced in this orchard was bought by O'Banion and Kent for \$4,500. The immense increase in the value of the place is due to nothing but the planting and careful cultivation of fruit-trees. The firm sold enough fruit from it to pay for the land and the cost of cultivation, and hence the \$60,000 which they received for the property may be regarded as net profit. A twenty acre orange grove was lately sold at Riverside, San Bernardino County, for \$22,000, the land costing the owner \$400 (one-fourth cash) twelve years ago."

VIEWS OF A CHICAGO EDITOR

[We present extracts from the pen of Mr. O. W. Nixon, the accomplished editor and leading proprietor of the *Chicago Inter-Ocean*, who visited Los Angeles during the month of February, 1884, and who has the following to say about the climate, resources, people and history of Southern California:]

Southern California has no winter, spring, and summer in the acceptance of the terms in the North and East. The lover of Dakota blizzards, will at first feel

a little lost, but I confess that the dose I had enjoyed before leaving home makes me entirely reconciled to the sunshine and balmy air. It is estimated that fully 300 days of each year are sunshine. The lofty ranges of mountains shut off the fogs in great measure, as well as the cold winds which make the residents of San Francisco shiver about warm firesides. Snow never falls, and yet it has all seasons in plain view on "old Baldy" and other mountains. The rains which fall are between the months from October to April, and are regarded as the most delightful months of the year, as they are the growing months, and the whole land is covered with a luxuriant growth and the air perfumed with the odor of flowers. The lowest temperature of which there is any record at Los Angeles is 28 degrees above zero, but it freezes at 34 degrees. The average number of rainy days is forty-two. The average annual rainfall for the past five years has been eighteen inches. The heavy fogs at night-time enliven vegetation as much as a refreshing rain. Most of the planting is done during what is termed the rainy season. Wheat, barley and oats are sown from November to March, and harvested from May to June. About the close of the rainy season, corn, pumpkins and watermelons are planted, and each produces a fine crop. I can only judge of the corn by the size of the stalks. The pumpkins are huge in size, and I everywhere saw them used for feeding stock. Melons are of large size, from 50 to 100 pounds each in weight, and said to be fine in flavor. Tomatoes and plants of this kind grow right along producing fruit every month in the year—from the same vines for years. Strawberries are now ripe, and the gardeners tell me that a crop is easily raised continuously when the vines are properly irrigated.

* * * There is small danger of any one over-estimating the beauties or perfectness of the climate of Southern California. Long as is the ride to the cold Northwestern and Eastern States, I find multitudes of health-seekers down here from those sections, and I have not found one that is not enthusiastic. Some of them have purchased residences here for a winter home. Others who are ready to retire from active business are fitting up charming villas and preparing to spend their remaining years in this land of sunshine and perennial beauty.

* * * The bulk of the business men and solid people of the city and this portion of California, seem to be immigrants from the States of the East and West. You will seldom meet with more refined and cultivated people in any church or gathering than found here. They also retain more of the snap and life and spirit and energy which characterize these classes than when they emigrate to Florida and the States of the South. The price of labor here is high.

* * * I design writing as much as possible from practical knowledge of the people, resources of the country, and will defer to my next letter descriptions of the rural portions over which I have been driving. So far, I am free to say, it is the greenest spot of earth I have ever visited in the winter months, and its sunny skies and flower-scented atmosphere is the most invigorating I have ever breathed.

[Mr. Nixon's address is Chicago, Illinois.]

CALIFORNIA'S EXHIBIT AT THE WORLD'S FAIR IN NEW ORLEANS IN 1884-5.

[From the N. O. Times-Democrat.]

The California exhibit challenges the admiration of all visitors. There seems to be everything that can be produced in the world in the exhibits from the Golden State. Indeed, the California exhibit at the Government Building is a complete study in itself, and requires several days to examine it thoroughly. The Southern spectator cannot refrain from acknowledging that the products of the progressive State are all of an exaggerated type. Its gold mines are still the richest that have as yet been discovered on the planet. Its fruits are the largest and best flavored produced anywhere. Its peaches, pears and grapes, in particular, possess flavor that cannot be excelled, while the vines of Alameda, Napa, Sonoma, El Dorado, Sacramento, Santa Clara, and Los Angeles produce a wine that to-day, in the opinion of many, ranks equal to any made on the famous soil of Champagne, the classic banks of the Rhine, the sunny mountain slopes of Italy, or the fertile hillsides of Sicily.

The South boasts its extended regions where a favorable climate and surroundings produce grand forests of huge cypresses, whose giant branches are festooned with the funeral drapery of Southern moss; but our largest trees are mere dwarfs in comparison with huge California cedars which grace the Humboldt region and the valley of the Yosemite. In fact, everything, whether fruits, cereals, vegetables, trees or flowers, are of an exaggerated growth, while an examination of the flora of the State almost carries one back to the carboniferous period when the properties of the atmosphere were the most conducive to the production of the grand type of vegetation.

To the right of the commissioner's headquarters is situate the mineral display, under charge of Prof. Hanks, of the State Mineralogical Bureau. This, for variety and value of specimens, if not the largest is probably one of the most complete precious metal-bearing mineral exhibitions collected. Great care has been evinced in the selection made for the display; thus our Southern people who have heard so much of the vast mineral wealth of that sister State may, from an examination of this department, form a faint idea of its actual value.

[From the N. O. Picayune.]

"The land of gold,
In the days of old,
The days of Forty-nine,"

is the echo of an old song that will recall strange and thrilling memories to many an old Californian; but go now into the space devoted to California and its products in Government Building, and one will be astonished to see how little is there to remind a "forty-niner" that this is the California that was once the El Dorado of the New World, a veritable land of gold. To-day California is the land

of golden grain, of vineyards, of orchards, of cattle upon a thousand hills and woolly flocks in every valley. Gold is still mined in the mountains, but it is from the fertile soil of farm and garden that the richest treasures are now being dug. In the northwest corner of Government and State Buildings is a space covering 21,000 square feet which is allotted to California. Over head hangs an enormous flag made of the feathery foliage of the pampas grass arranged in the stars and stripes of the national flag and portraying its proper colors. Beneath this ægis are displayed the vegetable riches of the State and the products of its people's industry. There are enormous pumpkins, gigantic vegetables of all sorts, and fruits that are monsters of their respective sorts, as to size. These products of a land of vegetable giants are grouped around a central figure which is nothing less than a section, eighteen feet in diameter, sawn from one of the Titanic trees of the far-famed Yosemite Valley. This is a most proper centerpiece for this display of vegetable giants, for this tree and its mighty kindred are the most majestic and colossal objects of the entire vegetable world. On all sides of the big tree are exhibits of wines; fruits, fresh, preserved in sugar, and other preparations, as well as dried—for the California raisin is a feature of the exhibit, and dried prunes is another. What with olives, honey, of which there are tons, the magnificent California wheat, wool and silk, could any one ask more of the wealth of the Golden State?

[From the New York Tribune.]

* * * Two hundred boxes of oranges have been given away at the California headquarters. The kindness and hospitality of the Californians here, together with the wonderful specimens they show in proof of their glowing descriptions, have gone far to create a California fruit fever among visitors to the Exposition, only less in intensity than the California gold fever which raged some years ago. In contemplating the mammoth bunches of grapes preserved in alcohol one recalls the the Biblical legend of two Hebrew children and a fence rail being required to carry off one bunch of grapes from the land of Canaan. A Scotchman who has just bought a farm in Santa Barbara, and is now going across the seas for his family, says that country has the most divine climate imaginable for the whole twelve months of the year.

Though much has been written of the Horticultural Hall, it is impossible to conceive of its beauty from mere description. When lit up by scores of electric lights at night, it is a veritable fairyland within and blazes like a giant diamond when viewed from the surrounding grounds. It is here that California has gained her proudest triumphs. The display of fruit has been at all times far greater than at any previous Horticultural Exposition. The tables hold daily 20,000 plates of fruit. The continuation of the display has been perpetuated by cold storage. Visitors seem chiefly interested in the exhibit of semi-tropical fruits, particularly those of the citrus family. In this display, Florida was without a peer until California appeared from Riverside and from San Diego. The Bahia, or Washington

Laval oranges, from California, were a surprise to every one. Indeed, the horticultural exhibit has been a series of surprises. Kansas and Nebraska came down expecting to beat the world in apples, but, to every one's astonishment, were utterly eclipsed by California, which carried off the majority of premiums. This California fruit exhibit, whether preserved or in its natural freshness on the tables of Horticultural Hall, is one of the greatest attractions of the Exposition. Also, in Horticultural Hall is a very fine display of Dehesia layer raisins, of Sultana seedless raisins and of dried figs. The figs look fresher and more appetizing than the imported article, while the raisins are the finest the writer has ever seen and are far superior to the Malaga.

The largest display of raisins, figs, prunes, dried, canned and preserved fruits, however, is in the Government Building, within the space occupied by California. Fred Forbush of Santa Barbara is always on hand in this department and kindly guides the curious visitor from one object of interest to another. It is amusing to listen to the remarks made by passing strangers who hail from all points of the compass. The burden of these comments is: "Well! if this is true, I will sell out and move to California." The art of preserving fruit in cans has perhaps reached its highest perfection there. Many very attractive specimens of this growing industry are shown in your State Department. A very pretty pyramid formed of canned fruits bears the trademark, "A. Lusk & Co., San Francisco." There are also fine exhibits of canned fruit from the Rancho Chico Canning Company and from the Petaluma Canning Company. The Rancho Chico Canning Company also makes a splendid display of dried fruits and nuts. Sacramento sends a fine exhibit of fruits preserved in alcohol, also dried fruits. Pomona Grange, Sonoma County, is represented by an exhibit of preserved fruits and wines. A superb collection of preserved fruits and of fruits in alcohol comes from the Olinda Orchards, San José. Among these fruits the apples are especially noticeable. Olinda orchards contribute also dried fruits, prunes and figs. J. O. Bulton of Sebastopol and W. H. Jessup of Alameda County send dried fruits. Robert Barton, proprietor of Barton vineyard, makes a grand display of fruits in alcohol and of raisins. The immense bunches of grapes in alcohol attract universal admiration. The best Zante currants are furnished by Dr. W. W. Finch of Santa Barbara.

A fine display of olives is made by Warren C. Kinball of San Diego. Ellwood Cooper of San Diego makes a handsome exhibit of olive oil, also of almonds and English walnuts. The exhibits of olives, olive oil and of raisins attract more than ordinary attention, because these articles of commerce promise to be numbered among the greatest and most profitable industries of California. She seems destined to rival Italy in her production of olive oil, Spain in her raisins, and France, if we may credit the assertion of a leading New York merchant, in her manufacture of crystallized fruits. Bernard & Benedict of Los Angeles show a lovely assortment of crystallized fruits, together with preserves, jellies, marmalades, etc., all handsomely arranged in a glass case. Some New York dealers who have

seen these fruits insist that they are far better than any they receive from Europe. A tier of shelves above one of the tables contains a beautiful collection of preserved fruits contributed by Mrs. George A. Cook of Lugonia, San Bernardino County. There are one hundred varieties of these preserves, among them several varieties of figs and of cherries. The orange cling peaches are especially fine. In the larger exhibit made under the auspices of the Southern Pacific Railroad Company, which of course contains contributions from all over the State, there are magnificent fruits in preserves, in alcohol, dried and in the form of raisins, figs, currants and prunes. Among these fruits some dried raspberries seemed, to unaccustomed eyes, both curious and novel, as did also a preserve of double fruit plums. In this collection numerous jars of preserved fruit bears the label, "Boss Brand," and were sent by Dr. W. H. Austin of Yolo County. Some very large quinces were sent by W.K. Strong of Sacramento County. Dried apricots and English walnuts come from Santa Barbara, and were sent by E. J. Knapp. There are also dried fruits from A. C. Penniman, raisins from Miss M. F. Austin, fruits in spirit prepared by D. C. Feely, apricots sent by S. R. Chandler of Yuba City, Sutter County, and plums and figs from S. P. Chapin of Sacramento County. The prunes were sent by D. Gage of Elk Grove and H. H. Scott of Solano County; also Hungarian and other prunes were sent by J. M. Bassford of Solano County. A pretty display of dried fruits is made by Joseph Sexton of Santa Barbara. Some handsome dried fruits, also nuts, including some beautiful chestnuts, are from W. W. Hollister of Santa Barbara, and fine English walnuts were sent by Russell Heath also of Santa Barbara. Near these are some raisins from Riverside, packed by J. E. Cutter. Beautiful displays of dried fruits are made by J. C. Weeks of San Gabriel, Los Angeles County, and by J. Harbert, also of Los Angeles. The exhibit of preserved fruits made by the San José Fruit Packing Company is worthy of special mention for its high quality and artistic arrangement.

Only the fruit exhibit can be touched upon in this letter. The exhibit of native California wines is so fine and large that it has overflowed from the space allotted to its State in the Government Building and has more than one large display in the main building. A description of the wine exhibits will be given in another letter; also of the honey, grain and mineral exhibits.

WHAT INDUSTRY AND PERSEVERANCE ACCOMPLISHED IN NORTHERN CALIFORNIA.

Ten miles north of the City of Red Bluff there is a place known as the Summit Ranch, on the Cottonwood road, owned by G. W. Coffer and son, who went there one and a half years ago and found the forest untamed, with a dense undergrowth of chaparral, chemisel and manzanita, and, after paying the freight on a wagon they had shipped to Red Bluff, had only fifty cents left; after buying a can

of axle grease for forty cents they had ten cents left, all the money they had to commence to make a home out of the forest. They now have three hundred and twenty acres of land, a good barn, a comfortable house; there are ten acres under good board fence, well cleared, and in a most perfect state of cultivation, set out in fruit trees and grapevines, all in the most healthy condition. The ground, though situated on the summit of the divide, is mellow and moist. Mr. Coffey informed the writer that they had done all the work with their own hands and were out of debt. Mrs. Coffey showed an old fashioned loom, which the family had brought with them from the East, and upon which Mrs. C. had woven over five hundred yards of carpet since last October (nine months), getting for it thirty-five and forty cents per yard, and in the meantime doing all her housework. Thus, by rigid economy and honest industry, this industrious family have cleared out of a dense thicket a beautiful home, commanding a perfect view of Mount Shasta, whose head is covered with eternal frost, and from whose base the beautiful Sacramento gets its first invoice of limpid, crystal waters. Its banks are studded with live oak, clothed with a vesture of never-fading foliage.

[Mr. Coffey's address is Red Bluff, Tehama County, Cal.]

WHAT WE SAW IN TULARE COUNTY.

Not long since the writer spent a few days in Tulare County, and rambled among the foot-hills and over the farms in what is called the artesian district. Tulare County is a section of the great San Joaquin Valley, and is quite well watered in many places by other than the wells which spurt up in a hundred cataracts. Some of these wells are larger than others, but all have about the same flow, the difference being only in the size of the pipe, and any one well throws out a sufficient quantity of water to irrigate one hundred and sixty acres of land. The great artesian belt, about which so much has been said and written, is almost entirely within Tulare County. A line drawn from about midway of the northern end of Tulare Lake, north about six miles, and then circling to Tulare City on the Southern Pacific Railroad, crossing the road and bearing two or three miles east of the track until the southern boundary of the county is reached, will inclose between the line and the lake the section in which a flowing well is certain to reward the man who seeks for it. The area is from twelve to fifteen miles wide by from thirty to thirty-five in length. The depth of these artesian wells range from three hundred and fifty to five hundred feet. The cost of sinking a well, including pipe and everything, runs from \$450 to \$700. It is estimated that a seven-inch well, which is the standard size, with a three and one-half-inch flow, which is about the average, will discharge about one cubic foot of water per second, or 82,400 cubic feet every twenty-four hours. The water from these wells is clear as crystal, and generally pure, though in some localities it is slightly impregnated with sulphur.

The following named wells were visited lately by the writer, and are all in the belt heretofore described. Other wells and farms are being developed in other parts of Tulare County:—

NAMES.	Size Inch.	Depth, Feet.	Flow, Inch.	Sec.	T. south, R. east, Mt. D.	NAMES.	Size Inch.	Depth, Feet.	Flow, Inch.	Sec.	T. south, R. east, Mt. D.
J. H. Castle.....	7	521	2½	28	20 23	John Zalud.....	7	348	2½	19	20 24
J. H. Castle.....	7	450	3	28	20 23	Wm. Stewart.....	7	340	1½	24	20 24
S. P. R. R.....	5	...	½	7	22 25	Geo. Castle.....	7	428	3½	22	20 23
Geo. Crossman.....	8	550	3	27	20 23	Geo. Castle.....	7	436	4	22	20 23
James Purcell.....	7	450	1½	3	21 23	J. R. Hitchcock.....	7	360	3	35	20 23
Solomon Ephraim.....	7	330	1½	32	20 24	Henry Perkins.....	8	580	1½	2	21 24
Solomon Ephraim.....	7	324	4	32	20 24	Henry Perkins.....	7	690	2	2	21 24
J. Burnett.....	7	400	3½	9	21 24	Wm. Stewart, Jr.....	7	400	1½	24	20 24
J. Burnett.....	7	355	1½	7	21 25	T. Baccigalupi.....	5½	340	1½	18	21 25
Frank Churchill.....	7	493	2	34	20 24	Jeff. Jaynes.....	8	382	2	24	21 24
H. J. Beckwith.....	7	410	2½	4	22 24	Wm. Blankenship.....	7	385	2	16	21 25
— Maturin.....	7	305	1	27	20 24	Uhlhorn & Maples.....	7	448	2	1	20 23
J. C. Smith.....	8	550	5½	2	23 24	Uhlhorn & Maples.....	7	389	2	1	20 23
Chism & Watrous.....	7	500	5	30	20 24	Uhlhorn & Maples.....	7	485	1½	1	20 23
Mrs. Studebaker.....	8	370	4	24	23 24	John Creighton.....	7	306	2	6	21 24
E. W. S. Woods.....	7	472	2	32	20 23	John Creighton.....	7	326	2	5	21 24
John Allen.....	7	352	3	26	20 23	John Creighton.....	10	316	2	5	21 24
Lee Weaver.....	7	340	2	6	20 24	Chas. Knapp.....	7	372	2½	1	21 23
A. P. Cromley.....	7	320	1½	18	20 24	B. F. Smith.....	7	340	2	4	21 24
M. Premo.....	7	460	1½	18	20 23	Geo. Castle.....	7	418	2½	22	20 23
Geo. Bertch.....	7	480	2½	7	20 23	Geo. Castle.....	7	422	3	22	20 23
J. Merritt.....	7	495	4	11	20 23	T. J. Mitchell.....	7	386	4½	7	21 24
J. A. Carey.....	8	438	3½	22	22 24	T. J. Mitchell.....	7	355	3	3	22 24
Wheeler Bros.....	7	450	3	22	22 24	E. M. Dewey.....	7	308	3	8	21 24
Wm. Swall.....	8	395	3	28	21 24	Geo. Mead.....	7	344	3	22	21 23
H. G. Rogers.....	8	276	2½	33	21 24	D. O. Harolson.....	7	390	3	14	20 23
C. F. Bryan.....	7	592	1½	12	22 24	M. M. Burnett.....	7	336	1	7	21 25
T. Baccigalupi.....	7	420	2	9	22 24	D. Evans.....	7	370	2½	29	21 24
Jas. Herndon.....	8	404	2½	2	22 24	R. T. Priest.....	7	398	1	3	23 25
Wm. Wilson.....	7	464	3	10	22 24	R. T. Priest.....	7	460	2	3	23 25
H. J. Hawkins.....	7	470	2½	2	22 24	L. Pierce.....	7	300	4	28	21 24
Wm. Hill.....	7	387	2½	34	21 24	Paige & Morton.....	7	330	2	13	20 23
D. K. Berry.....	8	490	2½	30	20 24	Paige & Morton.....	7	320	1½	8	20 24
L. L. Creach.....	7	584	1½	26	21 24	Paige & Morton.....	7	390	1½	7	20 24

The climate is semi-tropical. Almost anything that grows in Los Angeles County will grow in Tulare County. Large yields of almost all kinds of fruits reward those who have gone into that kind of business. Grapes are a never failing crop, and the Tulare apricots and peaches are of a large size and unusually rich in flavor. All the cereals, of course, and all vegetables are cultivated with little labor. The home-seeker who wants to farm, garden or grow fruit cannot find a better locality than Tulare County. We were simply wonder-struck to see so many farmers who had possessed themselves of lands in the foot-hills at two dollars or less an acre raising oranges and lemons, as well as all the other fruits. Indeed, we had scarcely reached Porterville, when Mr Luther Anderson invited us to go with him and pick some oranges, we accepted his invitation, repaired to his house and with our own hand picked several large Naval and Mediterranean sweet oranges from his trees, and furthermore we sampled them and found them delicious. Mr. Anderson has thirteen trees in the garden surrounding his house, from which he plucked a large amount of fruit during the past season. Some of his trees are now nine years old, but most

OATS.

Average value per acre, United States...	\$ 8 84
California ...	20 55

POTATO CROP.

Average value per acre, United States and Territories	\$42 74
California	97 29
Oregon...	62 57
Kansas	51 99
Michigan	45 42
Minnesota	36 54
Nebraska	33 33
Illinois...	36 18
Iowa	29 56
Wisconsin	32 74

AVERAGE CASH VALUE PER ACRE OF CHIEF AGRICULTURAL PRODUCTS.

United States and Territories, including California	\$12 65
California	18 36
Texas	15 65
Wisconsin	12 34
Illinois	10 59
Minnesota	9 86
Iowa...	8 91
Florida	8 64
Kansas	8 22
Nebraska	7 34

CORN CROP.

	VALUE PER ACRE	YIELD PER ACRE.
United States and Territories, including California	\$10 13	27.9 bushels.
California	22 38	31.5 "
Colorado	19 75	26.2 "
Iowa	8 33	37.8 "
Illinois	8 80	29.8 "
Kansas	7 95	32.1 "
Florida	7 15	8.09 "
Nebraska	7 60	38.0 "
Georgia	6 52	9.8 "

WHEAT CROP.

	VALUE PER ACRE.	YIELD PER ACRE.
Entire United States and Territories, including		
California	\$12 64	13.3 bushels.
California	16 58	16.0 "
Minnesota	9 72	12.5 "
Virginia	9 35	8.6 "
Wisconsin	10 30	11.5 "
Iowa	7 54	10.0 "
Texas	10 30	10.5 "
Kansas	8 86	12.4 "
Nebraska	7 37	10.9 "

CAPITAL NECESSARY—PRICES OF ARTICLES OF FARM AND HOUSEHOLD USE—WAGES, ETC.

The question arises as regards the smallest sum considered necessary for a new comer to start with. An industrious man may come here almost without a dollar, hire out for some years, and work his way up by strict economy. But those who come here to make homes for themselves should have \$500 to \$1000 to start with on even the cheapest foothill lands. There will be some years of close effort. Poultry must be kept, vegetables raised, odd jobs of work done for the neighbors. But thus, on even this small capital, a valuable property can be developed in the

course of eight or ten years. A small piece of good land is better than a large piece of poor land. It is best to purchase only as much land as can certainly be paid for. Develop this thoroughly, and make it profitable, and more land can be had at some future time. Many failures have arisen from attempting too much. The new settler who deserves success begins at bedrock, keeps out of debt, buys as little as he can, wears his old clothes, works early and late, plants trees and vines for the future, leaves whisky alone, and has a definite aim and plan in life. Such a man can come to California with a small capital, and find it a "good State for the poor man." Those who are content to work and be patient here will find the reward sure and ample. Is it not worth while to have a home in a land where there are no violent extremes of heat and cold, and where the farmer can work in comfort every month in the year?

The following is a list of prices of some of the most important articles of immediate use to immigrants:

HOUSEHOLD GOODS.			
Cooking stoves, furniture complete	...	...	\$15 00 and upwards
Tinware	...	...	about the same as Eastern prices
Queensware	...	...	same as Eastern prices
Tables	...	...	\$2 00 and upwards
Chairs	...	...	60 cents and upwards
Bedsteads	...	...	\$3 00 and upwards
Common carpet, two-ply	...	...	75 cents to \$1 25
Common carpet, three-ply	...	...	\$1 25 to \$1 50
FARMING APPLIANCES.			
Wagons	...	...	\$100 00 to \$175 00
Harness	...	...	10 00 to 40 00
Plows	...	...	7 50 to 22 00
Mowers	...	...	100 00 to 250 00
STOCK.			
American farm horses	...	...	...\$75 00 to \$150 00
Half-breed and Mexican Horses	...	...	... 25 00 to 75 00
Milch cows	...	...	... 25 00 to 75 00
Hogs	...	...	... 5 00 to 9 00
Sheep—Ewes	...	...	... 1 50 to 5 00
„ Rams	...	...	... 10 00 to 50 00
FRUIT TREES AND PLANTS.			
Apples—1 and 2 years old, per 100	...	...	...\$15 50 to \$20 00
Pears—1 and 2 years old, per 100	...	...	... 25 00 to 35 00
Cherries—1 and 2 years old, per 100	...	...	... 25 00 to 35 00
Peach—1 year old, per 100	...	...	... 20 00
Plum and Prune—1 and 2 years old, per 100	...	...	... 20 00 to 35 00
Apricots—1 and 2 years old, per 100	...	...	... 25 00 to 35 00
Nectarines—1 and 2 years old, per 100	...	...	... 25 00 to 30 00
Quinces—1 and 2 years old, per 100	...	...	... 20 00 to 35 00
Figs—1 and 2 years old, per 100	...	...	... 20 00
Oranges and Lemons—1 and 2 years, from graft, each	...	...	... 75 to 1 50
Persimmon—1 and 2 years, from graft, each	...	...	... 75 to 1 50
Olives—each	...	...	... 50 to 75
Pecan—each	...	...	... 50
Almonds—per 100	...	...	... 20 00 to 25 00
Filberts—each	...	...	... 50
Chestnuts—each	...	...	... 50 to 75
English Walnut—each	...	...	... 25 to 50
Grapes—Foreign, per 100	...	...	... 6 00
Grapes—Raisin, per 100	...	...	... 10 00
Currants—per 100	...	...	... 6 00
Gooseberries—per 100	...	...	... 5 00 to 6 00
Blackberry—per 100	...	...	... 3 00
Raspberries—per 100	...	...	... 3 00
Strawberries—per 100 (and special rates for greater number).	...	...	... 2 00

OTHER TREES.									
Blue Gum—per 100	...	...	...	...	...	...	...	\$2 00 to	\$5 00
Mulberry—each	...	...	...	...	...	...	...		75
FRUIT TREE STOCKS.									
Pear—grafting size, per 1,000...	...	...	...	...	...	...	...	\$10 00 to	\$12 00
Apple—grafting size, per 1,000	...	...	...	...	...	...	...		12 00
Cherry—grafting size, per 1,000	...	...	...	...	...	...	...		12 00
Plum—grafting size, per 1,000	...	...	...	...	...	...	...		30 00
Scions—Pear, Apple, Plum and Cherry, per 1,000	...	...	...	...	...	...	...		5 00

WAGES.

Wages for ordinary day laborers, range from \$1.50 to \$2.00 per day; good labor, requiring familiarity with the work in hand, brings \$2.50; and skilled workmen, such as machinists, jewelers, etc., receive \$3.00 and \$4.00 and even more, per day. Masons, carpenters, stonecutters, etc., \$3.50 to \$4.00 per day. Harvest hands (with board) \$2.00 and upwards. Regular farm hands (with board) per month, \$20 to \$30. Wearing apparel is about as cheap as in the Atlantic States.

ADVICE TO EMIGRANTS.

1. Buy your tickets for passage on railroad or steamboat *only at the office*, before starting. Many of the runners who offer tickets for sale on the streets are *swindlers*. If you intend to go in a steamer or ship, examine the vessel before getting your ticket, and engage a particular berth or room in a part of the vessel that is clean, well ventilated, and just comfortably warm.

2. Never show your money nor let any stranger know that you have any. *Thieves prefer to rob emigrants*, who generally carry money with them, and cannot stop to prosecute them, and have no acquaintances to aid in the prosecution. *Do not mention the fact that you are an emigrant to persons who have no business to know it.*

3. Never carry any large sum of money with you. You can *always buy drafts at banks*, and if you are going to a strange place, you can give your photograph to the banker to forward to your destination, so that you can be identified without trouble when you want to draw your money.

4. Avoid those strangers who claim to be old acquaintances, and whom you do not recollect. A certain class of thieves claim the acquaintance of ignorant countrymen, *whom they want to rob.*

5. Do not drink at the solicitation of strangers. The first point of the thief is to intoxicate or drug his victim.

6. Do not play cards for money with strangers. In many cases they confederate to rob emigrants. *They will surely ROB you if you play with them at any game!*

7. Travel in company with old friends, if possible, and do not leave them. *Thieves prefer to take their victims one at a time.*

8. If you see anybody pick up a full pocket-book, and he offers it to you for a small sum; or if you see some men playing cards, and you are requested to bet on some point where *it seems certain that you must win*; or if you see an auctioneer selling a fine gold watch for five dollars, don't let them catch you. Emigrants are

systematically swindled by such tricks, *and you will surely be ROBBED* if you join in any of the above or other game.

9. If, when you arrive in a strange town, you want information and advice, you can always get it by applying at the right place. If you are a foreigner, you will probably find, in the large cities, a consular office or a benevolent society of your countrymen, and you can apply there. Usually there are attentive and polite men at the police office. Public officers generally in the United States are ready to assist and advise strangers.

10. Never fear failure at farming on your own land, if you live economically, work hard, and select your place well. It is better to be very poor for a few years on your own land, than to be moderately poor as a tenant for others. In selecting a home, look ahead. Care more for ultimate than for immediate success. Wherever there is a large district of fertile soil, with a good climate, you can confidently settle down. It must fill up, and the land must rise in value. The fewer the people, the better opportunity you have to select the most desirable spots, and when more rapid immigration comes in, the greater will be the relative increase of population. The agriculturist from Europe or the Atlantic States must learn anew many things in his line in California.

11. It would be the better for the intending purchaser of land to come right straight to California, and upon his arrival in San Francisco, to *call at once on*

W. H. MILLS,

Land Agent of the Central Pacific Railroad Company,

Corner of Fourth and Townsend Streets,

Or on

San Francisco, Cal.

JEROME MADDEN,

Land Agent of the Southern Pacific Railroad Company

Corner of Fourth and Townsend Streets,

San Francisco, Cal.

California needs immigrants, not only those who come here to spend wealth accumulated elsewhere, and live in our beautiful cities, and enjoy our landscape and climate, but those who have wives and children for whom they must earn a living and make a home. Our large tracts of land will be subdivided under the pressure of a large and willing population which demand them for homes. We want a population of agriculturists, people of rural tastes and instincts, who know how to live on the soil, and direct its fruitfulness to their profit and the gain of the State, and there is no doubt whatever but California is now enlisting more interest abroad than at any previous time since she became a portion of the Union. And there are satisfactory reasons for it, among which we will mention the following: There is more prosperity and more rapid development of her resources in proportion to the number of inhabitants, than can be found elsewhere. Surely, then, no other land in the world to-day, in point of climate, richness of soil, and natural advantages for great business enterprises, holds out so many inducements to immigrants, whose object is to settle down permanently, and make homes for themselves by industry and perseverance.

MONTEREY, CAL.

THE "QUEEN OF AMERICAN WATERING PLACES,"

And the Great Summer and Winter Resort of the Pacific Coast.

THE "HOTEL DEL MONTE,"

Monterey, California,

The Most Elegant Sea-side Establishment in the World,

IS OPEN ALL THE YEAR ROUND,

AND IS ONLY THREE AND A HALF HOURS BY RAIL FROM SAN FRANCISCO.

THE "DEL MONTE" is handsomely furnished throughout, and has all the modern improvements of hot and cold water, gas, etc., etc. It is picturesquely situated in a grove of 126 acres of oak, pine, spruce and cypress trees, and is within a quarter of a mile of the beach, which is unrivalled for bathing purposes. All of the water used at the Hotel and upon the grounds is brought in pipes from the living springs and other sources of the Carmel River.

PARKS AND DRIVES.

SEVEN THOUSAND ACRES OF LANDS have also been reserved, especially as an adjunct to the "HOTEL DEL MONTE," and through which have been constructed TWENTY-FIVE MILES of splendid macadamized roadway, skirting the Ocean Shore and passing through extensive forests of spruce, pine and cypress trees. Beautiful Drives to Cypress Point, Carmel Mission, Point Lobos, Pacific Grove Retreat, and other places of great interest.

SEA BATHING.

The Bathing Facilities at this place are unsurpassed, there being a magnificent beach of pure white sand for surf bathing.

WARM AND SWIMMING BATHS.

The Bath House contains SPACIOUS SWIMMING TANKS (150 x 50 feet) for warm salt water plunge and swimming baths, with ELEGANT ROOMS connecting for individual baths, with douche and shower facilities.

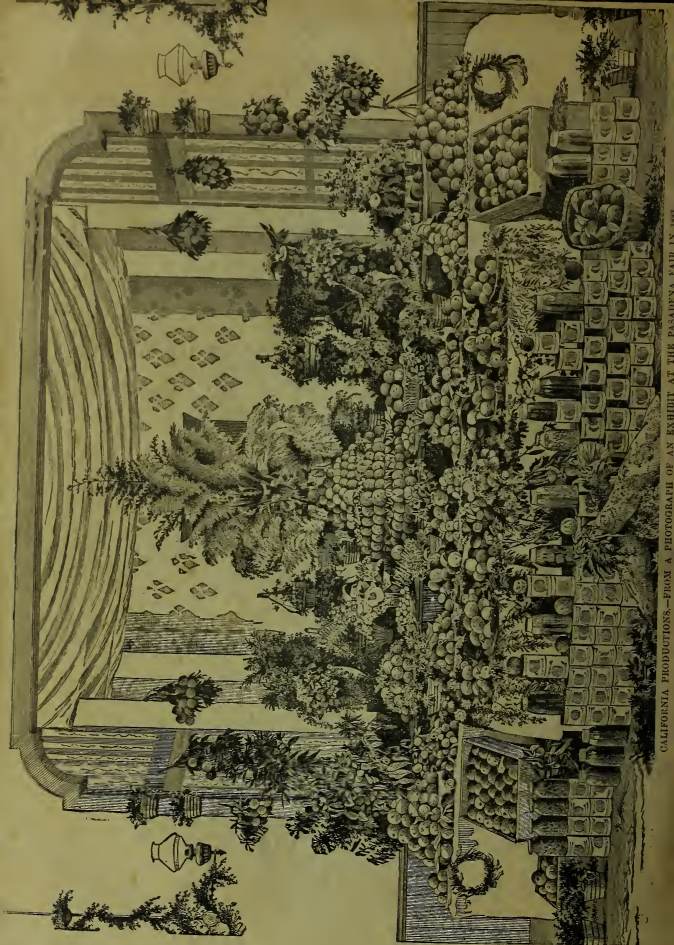
TERMS FOR BOARD.

\$3.00 per Day and upward. Parlors from \$1 to \$2.50 per Day Extra.

CHILDREN, \$2.00 per Day, when accommodated in Children's Dining Room; otherwise full rates will be charged.

GEO. SCHÖNEWALD, MANAGER,

HOTEL DEL MONTE, MONTEREY, CAL.



CALIFORNIA PRODUCTIONS.—FROM A PHOTOGRAPH OF AN EXHIBIT AT THE PASADENA FAIR IN 1883.